

FILE

Mayor: Dean Johnston Council members: Rita Conlin Steve DeLapp Liz Johnson Anne Smith	Lake Elmo City Council TUESDAY, June 20, 2006	3800 Laverne Avenue No. Lake Elmo, MN 55042 777-5510 777-9615 (fax)
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Please read:

Since the City Council does not have time to discuss every point presented, it may appear that decisions are preconceived. However, staff provides background information to the City Council on each agenda item in advance; and decisions are based on this information and experience. In addition, some items may have been discussed at previous council meetings.

If you are aware of information that has not been discussed, please fill out a "Request to Appear Before the City Council form; or, if you came late, raise your hand to be recognized. Comments that are pertinent are appreciated. Items may be continued to a future meeting if additional time is needed before a decision can be made.

6:00 p.m.: CLOSED MEETING City Administrator's Review

Agenda

City Council Meeting Convenes 7:00 PM

Pledge of Allegiance

1. Agenda

2. Minutes:

May 16, 2006, June 6, 2006

3. PUBLIC INQUIRIES/INFORMATIONAL:

A. PUBLIC INQUIRIES:

B. PUBLIC INFORMATIONAL:

(1) John Binkowski, Ind. Candidate

Public Inquiries/Informational is an opportunity for citizens to bring the Council's attention any items not currently on the agenda. In addressing the Council, please state your name and address for the record, and a brief summary of the specific item being addressed to the Council. To allow adequate time for each person wishing to address the Council, we ask that individuals limit their comments to three (3) minutes. Written documents may be distributed to the Council prior to the meeting or as bench copies, to allow a more timely presentation.

4. CONSENT AGENDA

A. Resol. No. 2006-052: Approving Claims

B. Monthly Operating Report

C. Authorization for Professional Services
2006 Overlays: Jamaca Ct., Irvine Circle, Isle Ave, Irvine Ct and Ivy Ct.

D. Authorization for Professional Services
2006 MSA Repaving; 45th St., Julep Ave., and 47th St.

E. Change Order Conduit Relocation for Water Tower

F. Partial Payment for Water System Interconnect Phase I-Riley Brothers Const.; Resolution No. 2006-053

G. Partial Payment for Water System Interconnect Phase III-Riley Brothers Const.; Resolution No. 2006-054

Those items listed under the Consent Calendar are considered to be routine by the City Council and will be enacted by one motion under a Consent Calendar format. There will be no separate discussion of these items unless a Council member so requests, in which event, the item will be removed from the general order of business and considered separately in its normal sequence on the agenda.

H. City Logo		
5. FINANCE:	Tom Bouthilet	
6. NEW BUSINESS:		
7. MAINTENANCE/PARK/FIRE/BUILDING:		
A. Update on Building Dept.:Jim McNamara		
8. CITY ENGINEER'S REPORT: A. 2006 Overlays Feasibility Report; Resolution No. 2006-055 B. 2006 MSA Repaving Feasibility Report; Resolution No. 2006-056 C. Approve Plans for Northern Water Main; Resolution No. 2006-057 D. PUBLIC HEARING: Excavating & Grading Permit, Krueger, 4452 Lake Elmo Ave. E. PUBLIC HEARING: Excavating & Grading Permit, Kaufhold, 9999 10 th St.	Tom Prew	
9. PLANNING, LAND USE & ZONING: A. Village Area Planning Team - Subsequent Phase Work Plan B. Zoning Variance, 9429 Jane Road N., Hamerly; Resolution No. 2006-058 C. Preliminary Plat of HOA 2 nd Addition; Resolution No. 2006-060; Site Plan Review - Rasmussen College; Resolution No. 2006-059 D. CDBG - Cimarron Gas Service Project;Resolution No. 2006-061 E. Zoning Text Amendments - Architectural Performance Stds in BP, LB, PF, GB; Ordinance No. 97-172-175	C. Dillerud	
10. CITY ATTORNEY'S REPORT: A. Northern Watermain Easement Acquisition Update - verbal		
11. CITY ADMINISTRATOR'S REPORT: A. Austad, Pierre, Hurt Septic Systems - verbal B. Report on HOA Training Seminar - verbal		
12. CITY COUNCIL BUSINESS AND REPORTS:		

A. Mayor Johnston – Lake Elmo Compensation Plan, Performance Review Procedure		
B. Council Member Conlin		
C. Council Member DeLapp		
D. Council Member Johnson		
E. Council Member Smith		
13. CLOSED SESSION: Legal Update		

**CITY OF LAKE ELMO
CITY COUNCIL MEETING
May 16, 2006**

1. AGENDA
2. MINUTES: March 21, 2006, May 2, 2006
3. PUBLIC INQUIRIES/INFORMATIONAL:
 - A. PUBLIC INQUIRIES:
 - B. PUBLIC INFORMATIONAL:
 - (1) Margaret Carlson–Lake Elmo Park Reserve Master Plan Update (Add)
 - (2) Jim Kelly-MDH–Perfluorochemicals/Private Drinking Water Wells (Add)
 - (3) Village Area Master Plan Presentation: Engstrom and Company (moved forward from Agenda Item 9C)
4. CONSENT AGENDA:
 - A. Resolution No. 2006-046: Approving Claims
 - B. Monthly Operating Report
 - C. Water Meter Vendor
 - D. Partial Payment No. 2: Ellingson Drainage – Water System Interconnect Phase IV
5. FINANCE: None
6. NEW BUSINESS: None
7. MAINTENANCE/PARK/FIRE/BUILDING:
 - A. Parks Dept.: Parks Recommendation on Playground Equipment – Carriage Station (verbal)
 - B. Fire Dept.: Sprinkling Ordinance: Ordinance 97-171
 - C. Update on Building Dept.: Jim McNamara
8. CITY ENGINEER'S REPORT:
 - A. Stop Sign at the intersection of Lake Jane Trail and Jane Road North
 - B. Street Repair and Maintenance
 - C. Trail Quotes
 - D. Tablyn/LE Heights/31st Street Water Main Bids: Resolution 2006-047
 - E. New NPDES Permit
9. PLANNING, LAND USE & ZONING:
 - A. Zoning Variance-8009 Hill Trail, Tacheny (cont'd): Resolution No. 2006-041
 - B. Final Plat & Development Agreement – Hidden Meadows (formerly Deer Glen): Resolution 2006-048
 - C. Village Area Master Plan Presentation: Engstrom and Company (moved to Agenda Item 3B(1))
 - D. Zoning Ordinance Text Amendment – Outdoor Social Events: Ordinance No. 97-167
 - E. Park Plan Update – Request for Proposals
 - F. Performance Based Zoning (Add)
10. CITY ATTORNEY'S REPORT:
11. CITY ADMINISTRATOR'S REPORT:
12. CITY COUNCIL REPORTS:

Mayor Johnston called the Council meeting to order at 7:00 p.m. in the Council Chambers. COUNCIL MEMBERS PRESENT: Conlin, DeLapp, Johnson, and Smith, STAFF PRESENT: Administrator Rafferty, City Planner Dillerud, Finance Director Bouthilet, City Engineer Prew, Attorney Filla, Building Official McNamara, Fire Chief Malmquist and Recording Secretary Freeman.

Pledge of Allegiance

1. AGENDA:

Additions: Item 3A(1) Margaret (Teddy) Carlson – update on Lake Elmo Regional Park Master Plan; Item 3B(2) Jim Kelly, MDH – MN Dept. of Health-water contamination; 9(F) Performance Based Zoning; Move 9C to 3 B(1) – Village Area Master Plan; move Item 2 (Minutes) to 11.

M/S/P Johnson/Conlin – to move consideration of the April 18, 2006 City Council minutes to Item 11A. on the agenda. (Motion passed 4-1: DeLapp-no to moving minutes to 11A)

Addition to the Agenda: Under Council Reports (12), brief discussion about wrapping up City Administrator's Performance Review.

M/S/P Johnson/Conlin – to approve the May 16, 2006, City Council Agenda as amended. (Motion 4-1: DeLapp - against moving minutes to Item 11A.

2. MINUTES: (moved to Agenda Item 11A.)

3. PUBLIC INFORMATIONAL:

A. Public Inquiries: None

B. Public Informational:

(1) Margaret Carlson – Update on Lake Elmo Park Regional Master Plan:

Margaret Carlson presented a report regarding the status of the New Lake Elmo Regional Park Reserve Plan, as recently approved by Washington County. She outlined the numerous modifications and additions to Park facilities that are incorporated in the new Plan, including: new amphitheatre, equestrian trails, lighted ski trails, a Highway 5 trail underpass, and handicapped accessibility to the boat dock.

Discussion followed about the proposed changes to the original 1978 Park Plan, and where the City could provide input. The Council questioned the current "Reserve" status formula being utilized, and how could it be maintained to protect and perpetuate that Reserve status of the Park. The Council also questioned what the conditions were in the 1978 agreement with the City regarding development of the Park.

Mayor Johnston suggested inviting Ms. Carlson to a future Council Workshop to discuss the Regional Park Reserve Plan in greater detail.

(2) James Kelly - Minnesota Depart of Health:

Jim Kelly, Minnesota Department of Health (MDH), informed the Council that the MDH has created tests that detect five more chemicals in relation to the contamination in the Tablyn Park and Lake Elmo Heights neighborhood. Kelly stated that residents in the Lake Elmo Heights, Tablyn Park, Torre Pines and Parkview Estates area will be receiving letters in upcoming weeks, informing them that they may need to use an alternative water source.

PFC related chemicals have been identified in the neighborhoods at various levels above and below health department standards for drinking. Jim Kelly also said MDH scientists had been working for the past several months to develop more sensitive tests that could detect other PFC chemicals, and as a result, health values and standards are expected to be lowered.

(3) Village Area Master Plan Presentation-Robert Engstrom & Company:

Robert Engstrom and team presented an overview of the Village Area Open House. He reported that the plan was well received, and that the team has received many emails and telephone calls regarding the plan as well as the "post-it notes" that were placed on the exhibits. He referred to a project memorandum the team had presented the City Council, and advised that the team is now essentially complete with its original contractual tasks. He suggested that the team is now interested in the Council's wishes regarding moving forward with the plan, including: 1) Directive from the Council preserving the Old Village Plan components and Master Plan Projects, including Highway 5 modifications; 2) Integrating the MPCA ground water project with the Master Plan to create the lake; 3) Detailed design standards for Village Area development, and 4) Whether and how the team would be involved in the project going forward.

Discussion continued about the Village Area core where compact density and reduced green space are proposed by the Plan. Bruce Jacobson advised that the Plan suggests retaining the very "urban" character at the core of the Village Area – reflecting the character of existing development – but densities decrease and open space increases as one moves outward toward the Village area peripheries. The Council also discussed the amenities package-public and private- and the need for Design Guidelines to ensure that the intended development character is retained.

M/S/P Conlin/Johnson – to direct Staff to prepare a complete proposed contract for the project team for the June 6, 2006, Council meeting, to include Phase II with costs, and direction for any subsequent project phases. (Motion passed 5-0)

4. CONSENT AGENDA:A. Resolution No. 2006-046: Approving Claims

M/S/P Johnson/DeLapp – to adopt Resolution No. 2006-046 approving Claim Numbers 325, 326, DD728 through DD749, 29065 through 29083, 29085, 29086 which were used

for staff payroll dated May 11, 2006; claims 29084, 29087 through 29147, in the total amount of \$624,781.27. (Motion passed 5-0)

B. Monthly Operating Report:

M/S/P Johnson/DeLapp – to accept the March 2006 Monthly Operating Report. (Motion passed 5-0)

C. Water Meter Vendor:

The City currently has approximately 220 water meters with “phone read” equipment, which has become outdated due to a variety of reasons such as utilization of cell phones in lieu of land lines, digital lines through and cable services and increased line draws.

With the reduction in labor related to installation repairs and meter reading time, it is anticipated that the Neptune system is the most cost-effective system. It should be noted that all capital equipment purchases related to water will come from the water enterprise fund and will not affect the General Fund supported by Ad Valorem taxes. Staff recommends purchase of the Neptune system.

M/S/P Johnson/DeLapp – to purchase Neptune’s Meter Reading Equipment at a total cost of \$19,502.81. (Motion passed 5-0)

D. Partial Payment No. 2, Ellingson Drainage – Water System Interconnect Phase IV

City Engineer Prew recommends Partial Payment Certificate No. 2 in the amount of \$192,737.03 to Ellingson Drainage, for Water System Interconnect-Phase IV.

M/S/P Johnson/DeLapp – to approve Partial Payment No. 2 to Ellingson Drainage in the amount of \$192,737.03 for Water System Interconnect Phase IV, verified by the City Engineer in his Memo dated May 12, 2006. (Motion passed 5-0)

5. **FINANCE:** None

6. **NEW BUSINESS:** None

7. MAINTENANCE/PARK/FIRE/BUILDING:

A. Park Dept.: Parks Recommendation on Playground Equipment – Carriage Station:

City Administrator Rafferty presented plans for playground equipment for Carriage Station Park. The Parks Commission budgeted \$45,000 for improvements in the Carriage Station Park, and the Council increased the budget allocation to \$65,000.

Carriage Station neighborhood residents were surveyed last fall for their input and design preferences. Three vendors supplied a designed \$35,000 structure. Miracle Company was the preferred design. Two additional pieces of equipment were suggested to be added, bringing the total to \$45,000, which is within budget. The Parks Commission recommended approval of the equipment from the Miracle Company.

Discussion followed about the various age groups, trail accessibility, liability issues, and the number of children utilizing the facilities. Council Member Smith reported that a half basketball court is planned for the future.

M/S/P Smith/Johnston – to approve the purchase and installation of playground equipment from Miracle Company in the amount of \$45,000.00. (Motion passed 5-0)

B. Fire Dept.: Sprinkling Ordinance: Ordinance No. 97-171:

The Fire Chief recommended adoption of Chapter 1306 under the Minnesota State Building Code, based on the review and discussion with the City Administrator, City Attorney, and Building Official. The Chief stated that expected growth and the expanding water systems make this an opportune time to adopt Chapter 1306 to help reduce future fire loss in Lake Elmo.

M/S/P Johnson/Conlin – to adopt Sprinkling Ordinance, Ordinance No. 97-171. (Motion passed 5-0)

C. Update on Building Dept.: Jim McNamara

Building Official McNamara informed the Council that it's getting busier, with more permits issued, inspections and questions about various restrictions. There is also a new type of erosion control, along with the silt fence and stake method. It is a roll sock, similar to a large tube. It is filled with mulch, until the end of the project, which can then be opened, recycled or removed. The Building Dept. also continues to pick up signs.

8. CITY ENGINEER'S REPORT:

A. Stop Sign at the intersection of Lake Jane Trail and Jane Road North:

There was a concern that drivers are going too fast as they travel westbound toward the intersection of Jane Road and Lake Jane Trail. City Engineer Prew reviewed the intersection. He stated that traffic does not warrant a Stop sign. Because of the steep hill, adding a stop sign to the westbound could create a dangerous condition. Not only would a stop sign be routinely violated, stopping in the winter could be problematic for larger vehicles. Some ideas to slow down traffic - change the speed zone at the top of the hill, adding a median, or adding trees. Council asked about using the portable speed trailer, and increased patrol.

M/S/P Johnson/Johnston – to accept the City Engineer's Letter, dated May 12, 2006, recommending that there be no additional Stop sign at the intersection of Lake Jane Trail and Jane Road. (Motion passed 5-0)

The Council preferred that the speed be lowered to 35 mph. City Engineer Prew stated he would check with MNDot if a speed study has been done.

M/S/P DeLapp/Johnson – to direct the City Engineer to meet with staff and return in 1-2 months with recommendations that address the original problem and identify feasibility and costs involved. (Motion passed 5-0).

B. Street Repair and Maintenance:

Public Works is requesting that City Council approve the bid from T.A. Schifsky and Sons for the patching of the holes in the City that are too large for the Public Works Dept. to repair, as larger equipment is required.

M/S/P DeLapp/Johnson – to accept the bid from T.A. Schifsky and Sons for patching in the amount of \$13,458.00. (Motion passed 5-0)

C. Trail Quotes – 55th Street and Carriage Station Park:

City Engineer Prew received quotes from Tower Asphalt and T.A. Schifsky and Sons for the 55th Street and Carriage Station Park Trails. The 55th Street project bid included a large number of bollards needed to prevent vehicle access. Public Works will be able to accomplish the same thing with boulders and other landscaping. He is recommending the 3 projects be awarded to Tower Asphalt, without the bollards.

M/S/P Smith/Johnson – to accept the bid from Tower Asphalt in the amount of \$47,716.00, for the 3 Trail Projects. (Motion passed 5-0)

D. Tablyn Park/Lake Elmo Heights/31st Street Water Main Bids.**Resolution No. 2006-047:**

Bids for the Tablyn Park/Lake Elmo Heights/31st Street Watermain project were received on Friday, May 12, 2006. All bids received were higher than projected by City Engineer Prew and he requested that Council delay awarding the bid until they meet with 3M and further discussion. They will come back to another Council meeting with a recommendation.

E. New NPDES Permit:

City Engineer Prew informed the Council that the MPCA is requiring that all communities with an existing NPDES permit update it in conformance with their criteria. The NPDES permit covers storm water discharge. The new permit required is stricter in regards to making certain City's perform the required Best Practices Management (BPM's).

There are 34 unique items that each City must keep track of, with one person at the City being required to be in responsible charge of each BMP. There are other items that are part of this permit, as well. This Permit will be discussed in more detail at the Environmental Meeting on May 17, 2006.

M/S/P Conlin/Smith – to authorize Staff to complete the NPDES permit and submit it before June 1, 2006. (Motion passed 5-0)

9. PLANNING, LAND USE & ZONING:**A. Zoning Variances – 8009 Hill Trail (Tachney), Resolution 2006-041:**

The City Planner reported that the Council deferred action on this application pending a full Council compliment to consider the matter. He stated that should the Council decide on this matter contrary to the Planning Commission's recommendation for approval, the

draft Resolution would require different findings to support denial beyond a simple finding that the application fails to comply with the required variance standards.

M/S/P Conlin/Johnson – to adopt Resolution 2006-041, approving variances at 8009 Hill Trail, based on the recommendations of the Planning Committee.

ROLL CALL: DeLapp-no, Johnson-yes, Johnston-no, Smith-yes, Conlin-yes.

(Motion passed 3-2: DeLapp, Johnston)

B. Final Plat and Development Agreement – Hidden Meadows:

The City Planner reported that the Development Agreement for this plat differs from those prepared for other projects. New Agreement language has been added to assure future responsibility for the septic treatment system to be shared with the OP residential neighborhood. The City will look only to the church for compliance with system operations and reporting requirements.

A complaint was received about work being conducted this past weekend (Sunday) from a resident. City Staff contacted the developer. The subcontractor for the site addressed the Council, apologizing for any work being done on Sunday. He stated that the subcontractor and the developers were and are aware of City codes, and reiterated that it will not occur again.

M/S/P Conlin/Johnson – to adopt Resolution 2006-048, approving the Final Plat and Development Agreement for Hidden Meadows. (Motion passed 5-0)

C. Village Area Master Plan: Moved to 3A (1)

D. Zoning Ordinance Text Amendment – Outdoor Social Events:

City Council requested that the draft ordinance 97-167 for Outdoor Social Events be reviewed with the modifications requested from the May 2, 2006, Council meeting.

City Attorney Filla recommended incorporation of one change to #1, by deleting the word “nominal.” It should read, “A site tax parcel area not less than 10 acres.”

M/S/P Smith/Johnson – to adopt Ordinance 97-167, amending Conditional Uses in the AG zoning district to include Outdoor Commercial Social Events. (Motion passed 5-0)

E. Park Plan Update – Request for Proposals:

The Planner reported that the Staff presented a Request for Proposal (RFP) to update the 1990 Park Plan to the Parks Commission at the April 17, 2006, meeting. The Commission reviewed the draft RFP, suggested several minor modifications and adopted a recommendation to the City Council that the RFP be approved at modified

M/S/P Johnson/Smith – to approve the 2006 Park Plan Update – Request for Proposals, as presented. (Motion passed 4-1:DeLapp – the Plan was so badly flawed, it is not necessary and considered it a premature expense.)

F. Performance Based Zoning and Lane Kendig

City Planner Dillerud requested direction regarding inviting Lane Kendig to a future workshop to present/discuss Performance Zoning. He guessed that the Kendig visit would cost a maximum \$3,000. He advised that a draft Performance Zoning ordinance was about 75% completed by Kendig and the Planning Commission about two years ago. He advised the Council that a new zoning ordinance would be required within 9 months of the Metropolitan Council approval of the Lake Elmo Comprehensive Plan.

Council discussed the pros and cons of Euclidian Zoning versus Performance Zoning. The City Planner concurred that Euclidian zoning was the format of the current Lake Elmo zoning ordinance and that format was both familiar and not as complex as Performance Zoning.

M/S/F Johnson/DeLapp – to direct Staff to contact Lane Kendig about the feasibility of coming and sharing the Performance Zoning as an educational opportunity workshop.
ROLL CALL: DeLapp-yes, Johnson-yes, Johnston-no, Smith-no, Conlin-no
(Motion failed 2-3: Johnston, Smith, Conlin)

10. CITY ATTORNEY'S REPORT: None

11. CITY ADMINISTRATOR'S REPORT:

A. Council Minutes (Moved from Item 2)

M/S/P Johnson/Conlin – to approve April 18, 2006, Council minutes as revised.
(Motion passed 4-1: DeLapp)

M/S/P Johnston/Johnson – to approve the amended April 18, 2006, Council minutes to include revisions provided by Council Member DeLapp. (Motion passed 4-1: DeLapp)

M/S/P Johnson/Johnston – to approve May 2, 2006, Council minutes as submitted.
(Motion passed 3-1-1: DeLapp; Conlin Absent)

To provide a draft of the May 18, 2006, Council Workshop minutes at the June 6, 2006, City Council meeting.

12. CITY COUNCIL REPORTS:

Mayor Johnston updated City Council on the St. Croix Regional Family Center. ECFE and Adult Education will be Phase I, followed by the YMCA 5-6 years later. Site selection study within 60 days, with site selection within 30 days thereafter.

The Mayor requested direction for the City Administrator's Performance Review and setting performance objectives. Council determined they would discuss his existing performance review and establish next year's performance objectives. The Mayor requested each Council Member provide 3 objectives of high priority. Council determined there will be a Closed Meeting one hour prior (6:00 pm) to the next Council Meeting.

Council Member DeLapp informed Council he did not attend the Lake Elmo Regional Art Center opening but did talk with Bob Meyer, who talked about the plans the Center has to eventually expand to an 80,000 sq. ft. building containing all types of art.

Council Member Johnson provided an "Educational Opportunity" handout to Council Members regarding Edina Housing Succession Plan for Edina's Future, created by a special committee task force.

Council Member Smith: None

Council Member Conlin: None

Reminder: Environmental Committee: Informational Meeting on the City's Surface Water Pollution Prevention Plan – Wednesday, May 17, 2006 at 7:00 pm at City Hall. Clean Up Day is Saturday, June 3, 2006, 8:00 AM – Noon.

Council Meeting ended at 10:59 pm

Respectfully submitted by Carole Freeman, Recording Secretary

Resolution No. 2006-041: Approved Variance to Front Setback & Minimum Lot Size Requirements for 8009 Hill Trail North

Resolution No. 2006-046: Approved Claims

Resolution No. 2006-047: Tablyn Park/LE Heights Watermain Bid - POSTPONED

Resolution No. 2006-048: Approved Final Plat & Development Agreement for Hidden Meadows of Lake Elmo (formerly known as Deer Glen)

Ordinance 97-167: Added Section 300.07, Subd. 4.A.2. (h) Relating to Conditional Uses in Agricultural Zoning Districts

Ordinance 97-171: Adoption of Minnesota State Building Code – Sprinkler Ordinance

CITY OF LAKE ELMO
CITY COUNCIL MEETING
JUNE 6, 2006

1. AGENDA
2. MINUTES: April 18, 2006 (Workshop), May 16, 2006 Council
3. PUBLIC INQUIRIES/INFORMATIONAL:
 - A. Public Informational:
 - B. Public Inquiries:
4. CONSENT AGENDA:
 - A. Resolution No. 2006-049: Approving Claims
 - B. Letter of Credit Reduction: Rockpoint Church
 - C. 2006 Crack Seal – Award Bid to L & M Services of Belgrade:
Resolution 2006-050
 - D. 2006 Seal Coat – Award Bid to Allied Blacktop: Resolution No. 2006-051
5. FINANCE: None
6. NEW BUSINESS: None
7. MAINTENANCE/PARK/FIRE/BUILDING:
 - A. Parks Dept.:
 - (1) Reserving Neighborhood Parks
 - (2) Parks Commission/Land Trust: Sunfish Lake Park
 - B. Fire Dept.: Update
8. CITY ENGINEER/S REPORT:
 - A. Tablyn Park/LE Heights Watermain Project – Verbal
9. PLANNING, LAND USE, AND ZONING:
 - A. Home Occupations Ordinance – Amended Planning Commission Recommendation
 - B. Village Area Master Plan
10. CITY ATTORNEY'S REPORT:
11. CITY ADMINISTRATOR'S REPORT:
12. CITY COUNCIL REPORTS:
13. ADJOURNED TO CLOSED SESSION: Legal Update

Mayor Johnston called the Council meeting to order at 7:00 p.m. in the Council Chambers. COUNCIL MEMBERS PRESENT: Conlin, DeLapp, Johnson and Smith. STAFF PRESENT: Administrator Rafferty, City Planner Dillerud, Finance Director Bouthilet, City Engineer Prew, City Attorney Filla, and Recording Secretary Freeman.

Pledge of Allegiance

1. AGENDA:

Additions: 9C-Personnel Recommendation for Assistant Planner; move 9B before 9A. M/S/P Johnson/DeLapp – to approve the June 6th City Council Agenda as amended. (Motion 5-0)

2. MINUTES:

M/S/P Johnson/Conlin – to approve the April 18, 2006, Council Workshop Minutes. (Motion passed 5-0)

M/S/P Johnson/Smith – to table the May 16, 2006, City Council minutes for Staff review and to include Council Member DeLapp's and Mayor Johnston's comments. (Motion passed 5-0)

3. PUBLIC INQUIRIES/INFORMATIONAL:

A. Public Informational: None

B. Public Inquiries:

Residents Gregg and Paula Hurt, 5751 Hytrail Ave., requested their building permit for replacement of their septic system be approved as soon as possible. They do have a Certified Engineer who is willing to guarantee the septic system and maintenance.

Council questioned the City Administrator about the delay in the septic system permit for the Hurt residence. The City Administrator stated that the concern for issuing the permit was related to ongoing septic system problems with three contiguous neighbors, including the Hurt's over the last year, and a meeting was scheduled with NAWA (the system designer) to review and report on possible repairs. City Administrator Rafferty suggested not proceeding until after the June 14, 2006, meeting with all of the parties involved would be present.

M/S/P Johnson/Smith – to move to the June 20, 2006, Council meeting, when a better understanding and more knowledge would be available from the meeting scheduled for June 14, 2006, and with the intent of providing further direction. (Motion passed 5-0)

4. CONSENT AGENDA:

A. Resolution No. 2006-049: Approving Claims

M/S/P Johnson/Conlin – to adopt Resolution No. 2006-049 approving Claim Numbers 327, 328, DD750 through DD762, 29148 through 29158, were used for Staff Payroll dated May 25, 2006; claims 329, 29159 through 29209, in the total amount of \$689,206.74. (Motion passed 5-0)

B. Letter of Escrow Reduction – Rockpoint Church:

M/S/P Johnson/Conlin – to approve the Letter of Escrow Reduction - Rockpoint Church, per City Engineer's Memo dated June 1, 2006. (Motion passed 5-0)

C. 2006 Crack Seal – Resolution No. 2006-050:

M/S/P Johnson/Conlin – to adopt Resolution No. 2006-050, awarding the bid to L & M Services of Belgrade, Inc., in the amount of \$21,000, for the 2006 Crack Seal Project, per City Engineer's Memo dated June 2, 2006. (Motion passed 5-0)

D. 2006 Seal Coat – Resolution No. 2006-051:

M/S/P Johnson/Conlin – to adopt Resolution No. 2006-051, awarding the bid to Allied Blacktop Company, in the amount of \$112,410.00 for the 2006 Seal Coat Project, per City Engineer's Memo dated June 2, 2006. (Motion passed 5-0)

5. FINANCE: None

6. NEW BUSINESS: None

7. MAINTENANCE/PARK/FIRE/BUILDING:

A. Parks Dept:

(1) Reserving Neighborhood Parks:

The City Council had requested the Parks Commission review of the policy for reserving neighborhood parks for organized activities. Parks Supt. Mike Bouthilet had provided the Parks Commission a Staff Memo, dated May 10, 2006, with his recommendations for those parks that should be reserved. The Parks Commission recommended that all parks listed in Tier I (DeMontreville, Lions, Pebble, Reid, Tablyn and VFW) and Tier II (Kleis, Ridge, and Stonegate) be reservable for organized activities.

M/S/P Johnson/DeLapp – to adopt the Policy for Reserving Neighborhood Parks as recommended by the Parks Commission and per Memo of Mike Bouthilet dated May 10, 2006. (Motion 5-0)

(2) Parks Commission/Land Trust: Sunfish Lake Park:

Parks Commissions Chairman Schumacher recommended to the City Council to consider placing Sunfish Lake Park into a Minnesota Land Trust. Sunfish Lake Park would be protected in the Trust, and it would mean cooperation/interaction with them about the future of the Park.

Council Members expressed their support and raised concerns for protecting Sunfish Lake Park in a land trust easement. Some concerns identified involved restricting recreational type programs in the future as it pertains to the Land Trust Easement.

M/S/P Johnson/Conlin – to authorize the Parks Commission to create a full recommendation to City Council regarding placing Sunfish Lake Park into the Minnesota Land Trust for further consideration. (Motion passed 5-0)

B. Fire Dept.: None

C. Building Dept.: None

8. CITY ENGINEER'S REPORT:

A. Tablyn Park/LE Heights Watermain Project - Resolution No. 2006-047:
City Engineer Prew informed Council that 3M will cover the full cost of the project, and recommended adoption of Resolution 2006-047.

City Administrator Rafferty notified Council that 3M would also be paying the water bills for the first two years for residents in those neighborhoods. Finance Director Bouthilet stated that bill credits would be equally shared as the contribution by 3M was based on the average household consumption and billing. Billings would be mailed to the residents, but more as a base for reference. Council Members thanked Staff for all of their work.

M/S/P Conlin/Smith – to adopt Resolution No. 2006-047, awarding the bid for the Tablyn Park/Lake Elmo Heights/31st Street Watermain Project, to Park Construction Company, in the amount of \$3,143,640.78. (Motion 5-0)

9. PLANNING, LAND USE & ZONING:

A. Home Occupations Ordinance – Amended Planning Commission Recommendation: (Moved to follow Item 9B)

The City Planner reported that on May 15, 2006, the Planning Commission had discussed the Council's concerns / issues and adopted the following revised / additional recommendations: 1) To permit up to two non-resident employees on site of a Home Based Business; 2) To require all three (maximum) allowable business vehicles on site to be parked off-street; 3) To change the number of allowable customer visits to a site from ten to five.

Council discussed home occupation, licensing, inventory storage, maintaining rural character and protecting the residential quality of the neighborhoods in which home occupations would be located.

City Attorney Filla stated he was not comfortable with the draft ordinance, and the definitions, revocation and suspension process would be enforceable as any other similar ordinance.

M/S/P Johnston/Smith – to send to the Council Workshop for step-by-step clarification of the proposed ordinance. (Motion passed 5-0)

B. Village Area Master Plan: (moved to precede 9A)

The City Planner presented the final report of the Village Area Planning Team and requested the Council to formally receive the plan, and authorize the final contract payment. Staff recommends acceptance of the Phase I plan, as complete. Council directed Staff to prepare a complete proposed contract for the project team, to include Phase II with costs, and direction for any subsequent project phases.

Council requested that a plan strategy process be attached, providing a time schedule, a reporting mechanism to all involved parties, payment, and critical path diagram/structure. City Planner stated that Phase I was a private sector contract, and Phase II will be a government contract, requiring tasks, timelines, and cost schedule.

M/S/P Johnson/DeLapp – to accept and place on file the Village Area Master Plan, as prepared by Engstrom/Close Planning Team as fulfillment of contractual terms between the Planning Team and the City, and to direct staff to remit to the Planning Team the Final Payment for services provided for by the Phase I Contract. (Motion passed 5-0)

C. Personnel Recommendation for Assistant Planner: (Added)

The City Planner presented to the Council the recommendation for an Assistant Planner position. Seventeen applications were received. Four finalist applicants were interviewed by the Team (Dillerud, Rafferty, Bouthilet). The Team concurred that Ms. Kelli Matzek be offered the position contingent upon Council approval.

M/S/P Johnson/Johnston – to approve staff recommendation and offer Ms. Kelli Matzek the position of Assistant Planner, Grade 17, Step 1. (Motion passed 5-0)

10. CITY ATTORNEY'S REPORT: None

11. CITY ADMINISTRATOR'S REPORT:

The City Administrator reported the Civil Engineer position will be advertised again.

12. CITY COUNCIL REPORTS:

Mayor Johnston reported the name change from Ramsey Center for the Arts to Lake Elmo Regional Art Center; the St. Croix Regional Family Center site selection is proceeding. Council Member Smith and the Mayor attended the groundbreaking for Rockpoint Church, and donated the shovel and hard hat to the Public Works Dept.

Council Member Conlin: None

Council Member DeLapp requested regarding the 2007 Budget-should not be working backwards, but lean/mean/friendly; Highway 36 closure in 2007 for six months-more traffic; On-line Study available from Washington County containing residential survey results – 2006.

Council Member Johnson: None

Council Member Smith: None

Reminders: Planning Commission/City Council Working Relationship (cont) on Monday, June 12, 2006, at 7 p.m.; City Council Workshop on Tuesday, June 13, 2006, at 6 p.m.

13. **ADJOUNED TO CLOSED SESSION:**

A. Legal Update: City of Lake Elmo/Diane and Rod Sessing, C6056209

Council Meeting ended at 9:30 p.m.

Respectfully submitted by Carole Freeman, Recording Secretary

Resolution No. 2006-049: Approved Claims

Resolution No. 2006-050: 2006 Crack Seal-to L & M Services of Belgrade, Inc.

Resolution No. 2006-051: 2006 Seal Coat-to Allied Blacktop Company

DRAFT

**CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA**

**RESOLUTION NO. 2006-052
RESOLUTION APPROVING CLAIMS**

BE IT RESOLVED THAT Claim Numbers 330, 331, DD763 through DD785, 29210 through 29230, were used for Staff Payroll dated June 8th, 2006; claims 29231 through 29275, in the total amount of \$94,333.15 are hereby approved.

ADOPTED, by the Lake Elmo City Council on the 20th day of June, 2006.

Dean A. Johnston
Mayor

ATTEST:

Martin J. Rafferty
City Administrator

Accounts Payable Computer Check Proof List

User: administrator

Printed: 06/15/2006 - 3:38 PM

SPRINGBROOK SOFTWARE

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:ADVGR 11667	Advanced Graphix, Inc. Decals - Public Works Equipment Check Total:	297.31 297.31	06/20/2006	Check Sequence: 1 101-430-3100-42210	ACH Enabled: No
Vendor:ANCOM 0000069176 0000069261	ANCOM COMMUNICATIONS, INC. Pagers - Fire Dept Radio Repair - Fire Dept Check Total:	116.83 104.59 221.42	06/20/2006 06/20/2006	Check Sequence: 2 101-420-2220-43230 101-420-2220-43230	ACH Enabled: No
Vendor:ARAM 629-5992992	Aramark Mats, Linen - City Hall Check Total:	65.94 65.94	06/20/2006	Check Sequence: 3 101-410-1940-44010	ACH Enabled: No
Vendor:BIFFS W292295 W292296 W292297 W292298 W292299 W292300 W292301 W292302	Biff's Inc. Rental - Portable - Sunfish Lake Park Rental - Portable - Lions Park Rental - Portable - VFW Park Rental - Portable - DeMontreville Park Rental - Portable - Reid Park Rental - Portable - Tablyn Park Rental - Portable - Pebble Park Rental - Portable - Stonegate Park Check Total:	74.26 148.52 74.26 74.26 74.26 74.26 74.26 74.26 668.34	06/20/2006 06/20/2006 06/20/2006 06/20/2006 06/20/2006 06/20/2006 06/20/2006 06/20/2006	Check Sequence: 4 101-450-5200-44120 101-450-5200-44120 101-450-5200-44120 101-450-5200-44120 101-450-5200-44120 101-450-5200-44120 101-450-5200-44120 101-450-5200-44120	ACH Enabled: No
Vendor:BRYAN 155507	Bryan Rock Products, Inc. Gravel - Parks/Trails Check Total:	63.18 63.18	06/20/2006	Check Sequence: 5 101-450-5200-44030	ACH Enabled: No
Vendor:BURBBLAC 7802	Burberl Black Dirt, Inc. Dirt - Landscaping - Parks	164.01	06/20/2006	Check Sequence: 6 101-450-5200-42250	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	164.01			
Vendor: COPYIMAG 72968	Copy Images, Inc. Monthly Copier Maint. Check Total:	255.60 255.60	06/20/2006	Check Sequence: 7 101-410-1940-44040	ACH Enabled: No
Vendor: CPTELECO 651-207-1000	CP Telecom Telephone Service - City Hall Check Total:	517.78 517.78	06/20/2006	Check Sequence: 8 101-410-1940-43210	ACH Enabled: No
Vendor: CPV 2007 Lake Elmo 2007 Lake Elmo	State of Minnesota - CPV State Purch. Program State Purch. Program Check Total:	250.00 250.00 500.00	06/20/2006 06/20/2006	Check Sequence: 9 101-420-2220-44330 101-430-3100-44330	ACH Enabled: No
Vendor: ELMOLUM 034591-01	Elmo's Lumber & Plywood Key made - Fire Dept Check Total:	1.35 1.35	06/20/2006	Check Sequence: 10 101-420-2220-42230	ACH Enabled: No
Vendor: GENESIS IVC01153	Next Genesis Productions Monthly Programming Support Check Total:	900.00 900.00	06/20/2006	Check Sequence: 11 101-410-1520-43180	ACH Enabled: No
Vendor: HAGBERGS Account 10	Hagbergs Country Market Supplies - City Hall Check Total:	10.10 10.10	06/20/2006	Check Sequence: 12 101-410-1320-44300	ACH Enabled: No
Vendor: INTERSTA MD3928 MD3929	Interstate All Battery Ctr Batteries - Radio - Fire Dept Batteries for 3176 Check Total:	37.79 327.80 365.59	06/20/2006 06/20/2006	Check Sequence: 13 101-420-2220-43230 101-420-2220-44040	ACH Enabled: No
Vendor: LEOIL B01203 S01203 S01208	Lake Elmo Oil, Inc. Fuel - Public Works Fuel - Fire Dept Fuel - Parks Check Total:	1,936.09 276.96 250.09 2,463.14	06/20/2006 06/20/2006 06/20/2006	Check Sequence: 14 101-430-3100-42120 101-420-2220-42120 101-450-5200-42120	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:MARONEYS 147757 147757 147757	Maroney's Sanitation, Inc Refuse - City Hall Refuse - Public Works Refuse - Parks Check Total:	114.67 95.89 183.96 394.52	06/20/2006 06/20/2006 06/20/2006	Check Sequence: 15 101-410-1940-43840 101-430-3100-43840 101-450-5200-43840	ACH Enabled: No
Vendor:MATCO 177580 177999	Matco Tools Tools - Public Works Tools - Public Works Check Total:	1.01 164.01 165.02	06/20/2006 06/20/2006	Check Sequence: 16 101-430-3100-42400 101-430-3100-42400	ACH Enabled: No
Vendor:MCLEOD 6139418	McLeod USA Telephone Service - Well 2 Check Total:	43.32 43.32	06/20/2006	Check Sequence: 17 601-494-9400-43210	ACH Enabled: No
Vendor:MENARDSO 84757 84758	Menards - Oakdale Ladder for Fire Hall Ladders and Equip. - New FD Truck Check Total:	116.78 504.94 621.72	06/20/2006 06/20/2006	Check Sequence: 18 101-420-2220-42400 410-480-8000-45800	ACH Enabled: No
Vendor:MES 350983	Municipal Emergency Services Mounting Brackets for Gas Monitors Check Total:	100.71 100.71	06/20/2006	Check Sequence: 19 101-420-2220-44040	ACH Enabled: No
Vendor:MIRACLE 644325	Miracle RecreationEquipment Co. Swing, Benches - Tablyn Park Check Total:	2,321.70 2,321.70	06/20/2006	Check Sequence: 20 404-480-8000-45300	ACH Enabled: No
Vendor:MNDOHEDU M.Bouthilet C	MDH Certification Renewal - M. Bouthilet Check Total:	23.00 23.00	06/20/2006	Check Sequence: 21 601-494-9400-44370	ACH Enabled: No
Vendor:NORTHSEC 1055	Northland Securities, Inc. Disclosure Reporting Check Total:	625.00 625.00	06/20/2006	Check Sequence: 22 601-494-9400-46200	ACH Enabled: No
Vendor:NORTHTOO 0562064799	HSBC Business Solutions Hard Hats - Public Works	47.89	06/20/2006	Check Sequence: 23 101-430-3100-44170	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	47.89			
Vendor:OAKDALE	City of Oakdale			Check Sequence: 24	ACH Enabled: No
1000039700	Oakdale Water - North Pit	1,745.00	06/20/2006	601-494-9400-43820	
1000046000	Oakdale Water - South Pit	7,751.62	06/20/2006	601-494-9400-43820	
	Check Total:	9,496.62			
Vendor:ONECALL	Gopher State One-Call/One Call Concepts, Inc			Check Sequence: 25	ACH Enabled: No
6050334	Line Locates	346.00	06/20/2006	101-430-3100-44300	
	Check Total:	346.00			
Vendor:PELNAR	KathiPelnar			Check Sequence: 26	ACH Enabled: No
May 2006	Animal Control - May 2006	990.65	06/20/2006	101-420-2700-43150	
	Check Total:	990.65			
Vendor:PETERSON	Peterson Fram & Bergman			Check Sequence: 27	ACH Enabled: No
11135M	Admin	2,186.56	06/20/2006	101-410-1610-43040	
11140M	Criminal Pros	3,406.51	06/20/2006	101-410-1610-43045	
11145M	Water System - Legal Services	586.00	06/20/2006	601-494-9400-44300	
11150M	Community Dev	228.65	06/20/2006	803-490-9070-43040	
11155M	Civil Litigation	1,768.38	06/20/2006	101-410-1910-43040	
11161M	Auto Forfeiture	148.50	06/20/2006	101-410-1610-43045	
	Check Total:	8,324.60			
Vendor:PETTYCI	Petty Cash			Check Sequence: 28	ACH Enabled: No
06202006	Lunches, Food - Board of Review	78.00	06/20/2006	101-410-1320-44300	
06202006	Office Supplies	27.57	06/20/2006	101-410-1320-42000	
06202006	Parts - Parks	44.29	06/20/2006	101-450-5200-42210	
	Check Total:	149.86			
Vendor:PLUNKETT	Plunkett's Pest Control			Check Sequence: 29	ACH Enabled: No
195094	Extermination - May 2006	59.11	06/20/2006	101-410-1940-44010	
	Check Total:	59.11			
Vendor:PRESS	StevenPress			Check Sequence: 30	ACH Enabled: No
06/06/06	Cablecast - Council Meeting	55.60	06/20/2006	101-410-1320-43620	
	Check Total:	55.60			

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:RAFFERTY Rotary	Martin Rafferty Reimbursement - Dues Check Total:	125.00 125.00	06/20/2006	Check Sequence: 31 101-410-1320-44330	ACH Enabled: No
Vendor:RIVERLAN 002006SFS-56	Riverland Community College Fire School - Myran, Yarusso Check Total:	160.00 160.00	06/20/2006	Check Sequence: 32 101-420-2220-44370	ACH Enabled: No
Vendor:Rivertwn 50035963	RiverTown Newspaper Group Legal Publ. - LE Leader Check Total:	413.11 413.11	06/20/2006	Check Sequence: 33 101-410-1320-43510	ACH Enabled: No
Vendor:RUD 06/05-06/14 06/05-06/14	DianePrince-Rud Cleaning - Fire Hall Cleaning - City Hall Check Total:	240.00 240.00 480.00	06/20/2006 06/20/2006	Check Sequence: 34 101-420-2220-44010 101-410-1940-44010	ACH Enabled: No
Vendor:S&T 01KW7626 01KW7626 01KW7626 01KX7115 01KX7115	S&T Office Products, Inc. Paperclips, Tape, Pads Adding Machine Rolls Folders Color Paper Folders - Fire Dept Check Total:	58.34 13.21 24.08 46.76 36.75 179.14	06/20/2006 06/20/2006 06/20/2006 06/20/2006 06/20/2006	Check Sequence: 35 101-410-1320-42000 101-410-1520-42000 101-420-2400-42000 101-410-1320-42000 101-420-2220-42000	ACH Enabled: No
Vendor:SAMSCLUB 0362995508 0362995508	Sam's Club Supplies - Fire Dept Supplies - City Hall Check Total:	112.60 56.23 168.83	06/20/2006 06/20/2006	Check Sequence: 36 101-420-2220-44300 101-410-1320-44300	ACH Enabled: No
Vendor:TASCH 38983	T.A. Schifsky & Sons Overlay - 57th St Area Check Total:	13,458.00 13,458.00	06/20/2006	Check Sequence: 37 101-430-3100-43150	ACH Enabled: No
Vendor:TESSMAN S069024-IN	Tessman Company Erosion Control Materials Check Total:	278.28 278.28	06/20/2006	Check Sequence: 38 603-496-9500-43150	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:TRISTATE S10214	Tri State Bobcat, Inc. Skid Loader - after Trade-in Check Total:	1,917.00 1,917.00	06/20/2006	Check Sequence: 39 410-480-8000-45400	ACH Enabled: No
Vendor:TWINCIT 2620	Twin City Water Clinic, Inc. Bacteria Analysis - May 2006 Check Total:	20.00 20.00	06/20/2006	Check Sequence: 40 601-494-9400-43030	ACH Enabled: No
Vendor:USBANK 33402400	US Bank Trust N.A. 2002A G.O. Bond Interest Payment Check Total:	4,626.25 4,626.25	06/20/2006	Check Sequence: 41 312-480-8000-46110	ACH Enabled: No
Vendor:WAS-SHER 49358	Washington County Background Check - Fire Dept Check Total:	27.00 27.00	06/20/2006	Check Sequence: 42 101-420-2220-44330	ACH Enabled: No
Vendor:WORKWELL 057919	Workwell Occupational Health Physicals - Fire Dept Check Total:	1,212.00 1,212.00	06/20/2006	Check Sequence: 43 101-420-2220-43050	ACH Enabled: No
Vendor:XCEL 51-4504807-7 51-4504807-7 51-4504807-7 51-4580376-5 51-5275289-3 51-5356323-8 51-6736544-2	Xcel Energy Softball Field Hwy94/Inwood Traffic Hudson Lift Station City Hall Pebble Park Wells at 3303 Langly/11975 55th St City Lights Check Total:	194.23 22.40 53.34 321.17 7.97 1,224.84 1,681.37 3,505.32	06/20/2006 06/20/2006 06/20/2006 06/20/2006 06/20/2006 06/20/2006 06/20/2006 06/20/2006	Check Sequence: 44 101-450-5200-43810 101-430-3160-43810 602-495-9450-43810 101-410-1940-43810 101-450-5200-43810 601-494-9400-43810 101-430-3160-43810	ACH Enabled: No
Vendor:YOCUM 130853	Yocum Oil Company, Inc. Oil - Public Works Check Total:	61.22 61.22	06/20/2006	Check Sequence: 45 101-430-3100-42120	ACH Enabled: No
Total for Check Run:		56,890.23			
Total Number of Checks:		45			

CITY OF LAKE ELMO

2006 BILLING SUMMARY

MONTH	11135 Administration	11140 Criminal Pros	11145 Public Imp. Proj	11150 Community Dev	11155 Civil Litigation	11161 Auto Forfeiture	TOTAL
Jan	\$2,381.27	\$3,516.24		\$363.00	\$1,821.52	\$135.00	\$8,217.03
Feb	\$1,364.70	\$4,574.62	\$572.96	\$616.00	\$1,997.00	\$5.00	\$9,130.28
March	\$1,160.50	\$3,682.65	\$3,301.50	\$381.50	\$280.75	\$243.00	\$9,049.90
April	\$1,921.11	\$3,948.44	\$1,887.50	\$331.61	\$486.00	\$121.50	\$8,696.16
May	\$2,186.56	\$3,406.51	\$586.00	\$228.65	\$1,768.38	\$148.50	\$8,324.60
June							\$0.00
July							\$0.00
Aug							\$0.00
Sept							\$0.00
Oct							\$0.00
Nov							\$0.00
Dec							\$0.00
Totals	\$9,014.14	\$19,128.46	\$6,347.96	\$1,920.76	\$6,353.65	\$653.00	\$43,417.97

Suite 300
50 East Fifth Street
St. Paul, MN 55101-1197

PETERSON,
FRAM & BERGMAN
PROFESSIONAL ASSOCIATION

(651) 291-8955
(651) 228-1753 facsimile
Federal Tax ID #41-0991098

CITY OF LAKE ELMO
3800 Laverne Avenue North
Lake Elmo MN 55042

Page: 1
05/31/2006
ACCOUNT NO. 11135M

	FEES	EXPENSES	ADVANCES	BALANCE
11135-920001 Administration	2,178.00	8.56	0.00	<u>\$2,186.56</u>

THIS STATEMENT IS DUE AND PAYABLE TO THE END OF THE MONTH.
PAYMENTS RECEIVED AFTER THE LAST DAY OF THE MONTH WILL BE CREDITED TO THE NEXT MONTH'S STATEMENT.
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CITY OF LAKE ELMO
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ACCOUNT NO.

Page: 1
05/31/2006
11140M

	FEES	EXPENSES	ADVANCES	BALANCE
11140-030001 Misc Prosecutions	2,782.50	21.51	0.00	\$2,804.01
11140-040111 Barrett, Steven Dale Marshall GM-false info to police	7.50	0.00	0.00	\$7.50
11140-050181 Remmen, Howard Lester 2nd degree DUI, DAS	18.75	0.00	0.00	\$18.75
11140-050243 Podgorski, Scott F. fail to maintain improvements	127.50	0.00	0.00	\$127.50
11140-050274 McAninch, Andrea J. 2nd degree DUI	30.00	0.00	0.00	\$30.00
11140-060054 Fields, Edward Leon Violate OFP	45.00	0.00	0.00	\$45.00
11140-060058 Brown, Steven assault	5.00	0.00	0.00	\$5.00
11140-060083 Meyer, Wendy Jo 4th degree DUI	80.00	0.00	0.00	\$80.00

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CITY OF LAKE ELMO

ACCOUNT NO.

Page: 2
05/31/2006
11140M

	FEES	EXPENSES	ADVANCES	BALANCE
11140-060086 Gagne, Michele Leigh 3rd degree DUI	28.75	0.00	0.00	\$28.75
11140-060089 Archibald, Henry A. 3rd degree DUI, 3rd degree .08	28.75	0.00	0.00	\$28.75
11140-060091 Durkopp, Shane Gray test refusal, 4th degree DUI	40.00	0.00	0.00	\$40.00
11140-060097 Dreher, Justin E. GM-intent to escape MV tax, DAS	40.00	0.00	0.00	\$40.00
11140-060098 Donahue, Richard G. assault, domestic assault, doc	5.00	0.00	0.00	\$5.00
11140-060100 Gilmore, Keith Alan 4th degree DUI, speed, marijuana in mv	5.00	0.00	0.00	\$5.00
11140-060103 Lancaster, Richard Allen GM 911 interference, domestic assault	100.00	0.00	0.00	\$100.00
11140-060106 McKinley, Diane Lee Violate OFF	5.00	0.00	0.00	\$5.00
11140-060107 Burrell, Tara Marie 4th degree DUI	5.00	0.00	0.00	\$5.00

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Federal Tax ID #41-0991098

CITY OF LAKE ELMO

ACCOUNT NO.

Page: 3
05/31/2006
11140M

	FEES	EXPENSES	ADVANCES	BALANCE
11140-060108 Landkamer, David A. expired DL	5.00	0.00	0.00	\$5.00
11140-060109 Bauer, Shaun Arthur GM-DAC-IPS	26.25	0.00	0.00	\$26.25
	<u>3,385.00</u>	<u>21.51</u>	<u>0.00</u>	<u>\$3,406.51</u>

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CITY OF LAKE ELMO
3800 LAVERNE AVENUE NORTH
LAKE ELMO MN 55042

Page: 1
05/31/2006
ACCOUNT NO. 11145M

	FEES	EXPENSES	ADVANCES	BALANCE
11145-040003 WATER SYSTEMS CONNECTION	586.00	0.00	0.00	<u>\$586.00</u>

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CITY OF LAKE ELMO
3800 Laverne Avenue North
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Page: 1
05/31/2006
ACCOUNT NO. 11150M

	FEES	EXPENSES	ADVANCES	BALANCE
11150-050006 DISCOVERY CROSSING OP DEVELOPMENT	88.00	0.00	0.00	\$88.00
11150-060003 HIDDEN MEADOWS - PRELIMINARY PLAT	88.00	0.00	0.00	\$88.00
11150-990006 Carriage Homes Development	0.00	0.00	52.65	\$52.65
	<u>176.00</u>	<u>0.00</u>	<u>52.65</u>	<u>\$228.65</u>

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CITY OF LAKE ELMO
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Page: 1
05/31/2006
ACCOUNT NO. 11155M

	FEES	EXPENSES	ADVANCES	BALANCE
11155-040002 Lake Elmo v. Sessing				
	1,593.00	12.84	135.00	\$1,740.84
11155-060002 J.P. BUSH HOMES V. CITY OF LAKE ELMO				
	27.00	0.54	0.00	\$27.54
	<u>1,620.00</u>	<u>13.38</u>	<u>135.00</u>	<u>\$1,768.38</u>

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Page: 1
05/31/2006
ACCOUNT NO. 11161M

	FEES	EXPENSES	ADVANCES	BALANCE
11161-050003 Kleinwachter, Robert Michael vehicle forfeiture	54.00	0.00	0.00	\$54.00
11161-050007 Skoglund, Jon Michael vehicle forfeiture	40.50	0.00	0.00	\$40.50
11161-060001 McAninich, Andrea vehicle forfeiture	54.00	0.00	0.00	\$54.00
	<u>148.50</u>	<u>0.00</u>	<u>0.00</u>	<u>\$148.50</u>

THIS STATEMENT IS DUE AND PAYABLE TO THE END OF THE MONTH.
PAYMENTS RECEIVED AFTER THE LAST DAY OF THE MONTH WILL BE CREDITED TO THE NEXT MONTH'S STATEMENT.
PLEASE RETURN ONE COPY OF STATEMENT WITH PAYMENT.

4B.

Monthly Operating Report - Revenue

As of May 2006	Budget	Amount	Variance
Description	Budget	Amount	Variance
Current Ad Valorem Taxes	2,149,940	50,819	2,099,121
Mobile Home Tax	0	0	0
Fiscal Disparities	12,000	0	12,000
Liquor License	9,000	0	9,000
Wastehauler License	420	100	320
General Contractor License	175	1,240	-1,065
Heating Contractor License	1,000	1,140	-140
Blacktopping Contractor Licens	100	0	100
Building Permits	478,387	100,950	377,437
Surcharge	35,900	0	35,900
Heating Permits	23,500	5,584	17,916
Plumbing Permits	23,500	4,510	18,990
Sewer Permits	18,000	1,400	16,600
Animal License	1,500	1,286	214
Utility Permits	6,500	451	6,050
Burning Permit	1,200	875	325
CDBG Old Village	60,200	10,108	50,093
Local Government Aid	0	0	0
MSA - Maintenance	0	0	0
State Fire Aid	54,000	0	54,000
FERA Aid	2,749	0	2,749
Miscellaneous State Grants	0	3,030	-3,030
Gravel Tax	4,000	3,253	747
Recycling Grant	15,270	0	15,270
Cable Franchise Revenue	17,102	29,910	-12,808
Zoning & Subdivision Fees	20,000	3,350	16,650
Plan Check Fees	283,181	35,338	247,843
Sale of Copies, Books, Maps	1,500	235	1,266
Assessment Searches	500	60	440
Clean Up Days	5,700	0	5,700
Cable Operation Reimbursement	2,670	1,268	1,402
Fines	65,000	26,109	38,891
Miscellaneous Revenue	10,000	10,236	-236
Interest Earnings	50,000	5,425	44,575
Interfund Operating Transfers	213,610	0	213,610
General Fund Total	3,566,604	296,674	3,269,930
Water Sales	238,747	89,622	149,125
Tower Rent	26,500	9,155	17,345
Total Water Enterprise	265,247	98,777	166,470
Total Sewer Enterprise Fund	39,877	0	39,877
Total Surface Enterprise Fund	78,000	0	78,000
Total Report	3,949,728	395,451	3,554,277

Monthly Operating Report				
As of 06/20/2006 (Period 6)	Budget	Amount	Variance	Comments
Mayor & Council				
Part-time Salaries	12,100	0	12,100	
FICA Contributions	750	0	750	
Medicare Contributions	175	0	175	
Travel Expense	4,000	140	3,860	
Miscellaneous	10,000	1,000	9,000	
Dues & Subscriptions	9,000	2,864	6,136	
Conferences & Training	4,000	728	3,272	
Sub-Total	40,025	4,732	35,293	
Administration				
Full-time Salaries	133,933	58,491	75,442	
PERA Contributions	8,036	2,925	5,111	
FICA Contributions	8,304	3,672	4,632	
Medicare Contributions	1,942	864	1,088	
Health/Dental Insurance	29,854	7,811	22,043	
Workers Compensation	2,424	2,319	105	Annual Premium Paid
Office Supplies	9,000	3,226	5,774	
Printed Forms	900	119	781	
Newsletter/Website	15,000	2,251	12,749	
Postage	10,500	1,990	8,510	
Travel Expense	5,100	380	4,720	
Legal Publishing	6,500	3,307	3,193	
Insurance	41,357	39,210	2,147	Annual Premium Paid
Cable Operation Expense	4,500	747	3,753	
Miscellaneous	15,000	6,993	8,007	
Dues & Subscriptions	3,000	1,239	1,761	
Books	1,000	213	787	
Conferences & Training	3,000	296	2,704	
Professional Development	2,000	18	1,982	
Transfer Out	160,439	0	160,439	
Sub-Total	461,789	136,062	325,727	
Elections				
Part-time Salaries	9,900	0	9,900	
FICA Contributions	614	0	614	
Medicare Contributions	144	0	144	
Office Supplies	400	0	400	
Printed Forms	500	0	500	
Travel Expense	125	0	125	
Miscellaneous	600	0	600	
Conferences & Training	50	0	50	
Other Equipment	1,000	340	660	
Sub-Total	13,333	340	12,993	

	Budget	Amount	Variance	Comments
Finance				
Full-time Salaries	66,829	24,560	42,269	
PERA Contributions	4,010	1,443	2,567	
FICA Contributions	4,143	1,525	2,618	
Medicare Contributions	969	357	612	
Health/Dental Insurance	11,079	4,824	6,256	
Workers Compensation	1,122	745	377	Annual Premium Paid
Office Supplies	1,500	427	1,073	
Printed Forms	2,250	1,567	683	
Software Support	16,000	12,861	3,139	
Hardware Support	2,000	249	1,751	
Software Programs	2,000	0	2,000	
Travel Expense	1,000	30	970	
Miscellaneous	2,000	949	1,051	
Dues & Subscriptions	150	275	-125	
Books	200	94	106	
Conferences & Training	800	40	760	
Sub-Total	116,052	49,944	66,108	
Accounting Services	30,000	23,057	6,943	
Assessing Services	41,000	28,452	12,548	
City Attorney - Civil	60,600	21,690	38,910	
City Attorney - Criminal	49,500	27,255	22,245	
Planning & Zoning				
Full-time Salaries	116,259	32,197	84,062	
PERA Contributions	6,976	3,230	3,746	
FICA Contributions	7,208	2,009	5,199	
Medicare Contributions	1,886	470	1,216	
Health/Dental Insurance	21,911	6,791	15,120	
Workers Compensation	1,266	840	426	
Office Supplies	1,500	253	1,248	
Printed Forms	500	83	417	
Comm Facilities Planning-CDBG	0	0	0	
Old Village Design Study-CDBG	0	0	0	
Zoning Ordinance Dev - CDBG	5,000	0	5,000	
Cimarron Study - CDBG	60,200	276	59,924	
Comprehensive Planning	0	5,312	-5,312	Comp Plan Amendment - Expenditure funded by reserves.
Engineering Services	3,000	0	3,000	
Legal Services	0	3,408	-3,408	
Infiltration Project	0	0	0	
Old Village Tax Abatement	0	0	0	
Travel Expense	3,700	210	3,490	
Cable Operation Expense	1,450	500	950	
Miscellaneous	500	103	397	
Dues & Subscriptions	450	0	450	
Books	650	175	475	
Conferences & Training	2,750	737	2,013	
Sub-Total	235,006	56,594	178,412	

	Budget	Amount	Variance	Comments
Engineering Services	30,000	25,133	4,867	
Gov't Building				
Cleaning Supplies	1,000	164	836	
Building Repair Supplies	1,000	66	934	
Telephone	5,500	3,552	1,948	Coding to be corrected-See Bldg, Parks & Public Works Phone Accounts
Insurance	0	0	0	
Electric Utility	10,000	3,561	6,439	
Refuse	2,500	657	1,843	
Repairs/Maint Contractual Bldg	10,000	4,892	5,108	
Repairs/Maint Contractual Eqpt	10,000	2,253	7,747	
Miscellaneous	1,000	489	511	
Sub-Total	41,000	15,635	25,365	
Law Enforcement Services	365,200	172,415	192,785	
Fire				
Full-time Salaries	66,561	15,389	51,172	
Part-time Salaries	139,713	74,481	65,232	Chief's Wages to be transferred into Full-time Fire Salary
PERA Contributions	3,994	3,715	279	
FICA Contributions	12,789	5,574	7,215	
Medicare Contributions	2,991	1,304	1,687	
Health/Dental Insurance	24,321	12,030	12,291	
Workers Compensation	6,838	4,538	2,300	Annual Premium Paid
Office Supplies	1,000	1,038	-38	
Printed Forms	500	0	500	
EMS Supplies	1,600	660	940	
Fire Prevention	4,000	1,176	2,824	
Fuel	5,400	2,291	3,109	
Equipment Parts	500	247	253	
Building Repair Supplies	400	290	110	
Small Tools & Equipment	1,500	962	538	
Physicals	5,100	2,227	2,873	
Telephone	6,000	2,309	3,691	
Radio	7,900	3,923	3,977	
Internet	700	0	700	
Travel Expense	3,500	3,326	174	
Vehicle Insurance	15,836	14,025	1,811	Annual Premium Paid
Electric Utility	12,200	4,504	7,696	
Repairs/Maint Contractual Bldg	20,000	3,313	16,687	
Repairs/Maint Contractual Eqpt	35,000	1,970	33,030	
Rentals - Building	1,188	540	648	
Uniforms	4,500	2,365	2,135	
Miscellaneous	4,000	1,533	2,467	
Dues & Subscriptions	2,800	1,117	1,683	
Books	250	0	250	
Conferences & Training	15,000	7,457	7,543	

	Budget	Amount	Variance	Comments
Pension Contribution	0	0	0	
Fire State Aid	54,000	0	54,000	
Vehicle	0	0	0	
Equipment	10,000	9,728	272	6374.00 for AED, 2232 for Hose Racks
Transfer Out	98,443	0	98,443	
Sub-Total	568,524	182,032	386,492	
Building Inspection				
Full-time Salaries	129,938	57,647	72,291	
PERA Contributions	7,796	3,021	4,775	
FICA Contributions	8,056	3,582	4,474	
Medicare Contributions	1,884	838	1,046	
Health/Dental Insurance	28,030	7,969	20,061	
Workers Compensation	2,276	1,510	766	Annual Premium Paid
Office Supplies	1,400	439	961	
Printed Forms	2,250	163	2,087	
Fuel	6,000	138	5,862	
Engineer Serv Utility Permits	6,500	0	6,500	
Plan Review Charges	10,000	0	10,000	
Surcharge Payments	35,900	7,849	28,051	
Inspector Contract Services	0	225	-225	Outside Inspector for New Public Works
Telephone	1,135	199	936	
Travel Expense	2,000	125	1,875	
Insurance	1,200	895	305	
Repairs/Maint Contractual Eqpt	700	689	11	Bldg Dept Truck Repairs, Tires
Rentals - Building	4,500	1,917	2,583	
Uniforms	700	68	632	
Miscellaneous	4,600	100	4,500	
Dues & Subscriptions	500	0	500	
Books	500	13	487	
Conferences & Training	3,000	525	2,475	
Equipment	2,300	0	2,300	
Transfer Out	7,000	0	7,000	
Sub-Total	268,165	87,913	180,252	
Civil Defense	9,000	0	9,000	
Animal Control				
Printed Forms	250	0	250	
Contract Services	9,200	2,846	6,354	
Impounding	10,000	5,160	4,840	
Miscellaneous	200	0	200	
Sub-Total	19,650	8,006	11,644	

	Budget	Amount	Variance	Comments
Public Works				
Full-time Salaries	120,077	44,098	75,979	
Part-time Salaries	5,160	0	5,160	
PERA Contributions	7,205	2,626	4,579	
FICA Contributions	7,445	2,736	4,709	
Medicare Contributions	1,741	640	1,101	
Health/Dental Insurance	31,931	9,844	22,087	
Workers Compensation	9,014	5,982	3,032	Annual Premium Paid
Office Supplies	350	41	309	
Fuel, Oil and Fluids	19,550	8,893	10,657	
Shop Materials	3,000	756	2,244	
Equipment Parts	6,000	2,649	3,351	
Building Repair Supplies	2,000	610	1,390	
Street Maintenance Materials	14,000	1,243	12,757	
Landscaping Materials	2,500	437	2,063	
Sign Repair Materials	4,240	2,403	1,837	
Sand/Salt	30,000	13,062	16,938	
Small Tools & Minor Equipment	3,000	744	2,256	
Engineering Services	7,000	0	7,000	
Sealcoating & Crack Sealing	105,000	0	105,000	
Contract Services	61,750	34,854	26,896	Street Sweeping = 12,476.00, 57th Overlay = 13,458.00
Telephone	4,000	723	3,277	
Radio	600	0	600	
Travel Expense	1,250	318	932	
Insurance	14,000	12,030	1,970	
Electric Utility	13,500	5,331	8,169	
Refuse	2,400	622	1,778	
Repairs/Maint Contractual Bldg	5,000	0	5,000	
Repairs/Maint Imp Not Bldgs	7,000	3,510	3,490	
Repairs/Maint Contractual Eqpt	6,000	1,894	4,106	
Rentals - Buildings	500	0	500	
Uniforms	500	469	31	
Miscellaneous	6,000	1,331	4,669	
Dues & Subscriptions	500	250	250	
Conferences & Training	1,500	115	1,385	
Clean-up Days	12,000	0	12,000	
Buildings	0	0	0	
Vehicles	0	0	0	
Other Equipment	12,250	2,908	9,342	
Transfer Out	200,439	0	200,439	
Sub-Total	728,402	161,119	567,283	
Street Lighting	23,000	11,020	11,980	
Sanitation				
Recycling Supplies	6,000	0	6,000	
Newsletter	5,000	0	5,000	
Miscellaneous	7,100	0	7,100	
Sub-Total	18,100	0	18,100	

	Budget	Amount	Variance	Comments
Parks				
Full-time Salaries	54,569	21,117	33,452	
Part-time Salaries	31,946	5,359	26,587	
PERA Contributions	3,971	1,471	2,500	
FICA Contributions	5,364	1,645	3,719	
Medicare Contributions	1,254	385	869	
Health/Dental Insurance	12,224	3,686	8,538	
Workers Compensation	4,763	3,161	1,602	Annual Premium Paid
Office Supplies	450	0	450	
Fuel, Oil and Fluids	2,640	308	2,332	
Shop Materials	1,000	17	983	
Chemicals	2,500	0	2,500	
Equipment Parts	5,000	741	4,259	
Building Repair Supplies	500	131	369	
Landscaping Materials	7,000	386	6,614	
Small Tools & Minor Equipment	2,000	1,457	543	
Engineering Services	0	0	0	
Telephone	1,000	99	901	
Travel Expense	0	50	-50	
Insurance	3,000	3,904	-904	
Electric Utility	8,800	3,505	5,295	
Refuse	2,640	1,104	1,536	
Repairs/Maint Contractual Bldg	1,200	0	1,200	
Repairs/Maint Imp Not Bldgs	7,500	5,585	1,915	Forestry Services, Oak Tree Program Refunds-Grant Revenue offset
Repairs/Maint Contractual Eqpt	1,000	0	1,000	
Rentals - Buildings	4,000	2,184	1,816	
Uniforms	413	0	413	
Miscellaneous	500	0	500	
Dues & Subscriptions	100	0	100	
Conferences & Training	0	0	0	
Transfer Out	20,000	0	20,000	
Sub-Total	185,334	56,294	129,040	
Total General Fund	3,303,680	1,067,693	2,235,987	

	Budget	Amount	Variance	Comments
Water Enterprise Operating				
Full-time Salaries	73,382	43,761	29,621	
PERA Contributions	4,403	2,442	1,961	
FICA Contributions	4,550	2,721	1,829	
Medicare Contributions	1,064	636	428	
Health/Dental Insurance	11,974	6,855	5,119	
Workers Compensation	5,442	3,611	1,831	Annual Premium Paid
Office Supplies	505	0	505	
Printed Forms	2,562	114	2,448	
Chemicals	6,532	646	5,886	
Utility System Maintenance	7,640	240	7,400	
Water Meters & Supplies	100,100	761	99,339	
Small Tools & Minor Equipment	2,000	164	1,836	
Engineering Services	22,737	237,017	-214,280	Revenue Offset from 3M due
Software Support	13,976	0	13,976	
Telephone	4,515	472	4,043	
Postage	2,140	0	2,140	
Travel Expense	3,150	444	2,706	
Insurance	14,797	6,104	8,693	
Electric Utility	39,446	7,297	32,149	
Water Utility	53,045	33,507	19,538	
Repairs/Maint Imp Not Bldgs	10,210	2,758	7,453	
Miscellaneous	15,917	13,753	2,164	Includes Legal Services
Conferences & Training	2,057	203	1,854	
Other Equipment	6,655	0	6,655	
Sub-Total	408,799	363,505	45,294	
Sewer Operating Enterprise				
Full-time Salaries	12,586	10,412	2,174	
PERA Contributions	755	579	176	
FICA Contributions	780	648	132	
Medicare Contributions	182	152	30	
Health/Dental Insurance	2,151	1,555	596	
Workers Compensation	960	637	323	Annual Premium Paid
Utility System Maint Supplies	650	0	650	
Small Tools & Minor Equipment	600	0	600	
Engineering Services	1,500	56	1,444	
Telephone	1,775	635	1,140	
Travel Expense	750	35	715	
Electric Utility	2,300	378	1,922	
Sewer Utility - Met Council	11,400	23,314	-11,914	Offset by Revenue-SAC Charges Collected and paid to Met Council
Repairs/Maint Imp Not Bldgs	500	0	500	
Miscellaneous Expenses	1,000	0	1,000	
Conferences & Training	1,500	572	928	
Sub-Total	39,389	38,972	417	

	Budget	Amount	Variance	Comments
Surface Water Utility				
Full-time Salaries	31,089	0	31,089	Payroll Coding issue- See Sewer & Water Operating Enterprise
PERA Contributions	1,865	0	1,865	
FICA Contributions	1,928	0	1,928	
Medicare Contributions	451	0	451	
Health/Dental Insurance	5,718	0	5,718	
Workers' Compensation	3,358	2,228	1,130	Annual Premium Paid
Office Supplies	500	0	500	
Utility System Maint Supplies	2,500	0	2,500	
Small Tools & Minor Equipment	1,000	0	1,000	
Engineering Services	7,000	4,836	2,164	
Erosion Control	3,000	278	2,722	
Software Support	4,000	0	4,000	
Postage	1,100	0	1,100	
Contract Services	2,500	0	2,500	
Repairs/Maint Not Bldg	2,500	0	2,500	
Miscellaneous Expenses	500	0	500	
Conferences & Training	0	0	0	
Transfer Out	9,000	0	9,000	
Sub-Total	78,009	7,343	70,666	

CITY OF LAKE ELMO, MINNESOTA
AUTHORIZATION FOR PROFESSIONAL SERVICES

TO: Toltz, King, Duvall, Anderson
and Associates, Incorporated
1500 Piper Jaffray Plaza
444 Cedar Street
St. Paul, Minnesota 55101

Pursuant to our Agreement dated February 2, 1988, you are hereby authorized to proceed with the professional services described as follows:

2006 OVERLAYS
JAMACA COURT, IRVINE CIRCLE, ISLE AVENUE,
IRVINE COURT, AND IVY COURT

I. PROJECT DESCRIPTION

In accordance with the Adopted 2005-2009 CIP, the following streets are scheduled to be reclaimed and repaved in 2006:

Jamaca Court
Irvine Circle
Isle Avenue
Irvine Court
Ivy Court

II. SERVICES TO BE PROVIDED BY TKDA

Based on TKDA'S understanding of the Project, we propose to provide the following services:

A. PLANS

1. Feasibility Report Phase

Upon receipt of authorization to proceed with the Feasibility Report Phase, TKDA shall:

- a. Consult with the OWNER to clarify and define the OWNER'S requirements for the Project and review available data.
- b. Advise the OWNER as to the necessity of the OWNER'S providing or obtaining from others, data or services of the type(s) described under the General Agreement and act as the OWNER'S representative in connection with any such services.
- c. Identify and analyze requirements of governmental authorities having jurisdiction to approve the design of the Project and participate in consultations with such authorities.
- d. Conduct professional studies and evaluations resulting in the preparation of a Feasibility Report containing one preliminary design, opinion of probable construction costs, preliminary assessment roll, Statement of Feasibility, and Project schedule, in accordance with the provisions of Minnesota Rules 429.
- e. Furnish 10 copies of the Feasibility Report, and review them with the OWNER.
- f. Attend Public Hearing.

2. Design Phase Services

On the basis of the approved Feasibility Report, TKDA shall:

- a. Advise the OWNER as to the necessity of the OWNER'S providing or obtaining from others, additional data or services of the type(s) described under the General Agreement, and act as the OWNER'S representative in connection with any such services.
- b. Prepare for incorporation in the Contract Documents final Drawings and Specifications setting forth in detail the requirements for the construction of the Project.
- c. Assist the OWNER in connection with the OWNER'S responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.
- d. Advise the OWNER of any adjustments to the latest opinion of probable construction cost caused by changes in extent or design requirements of the Project and furnish a revised opinion of probable construction cost based on the drawings and specifications.

- e. Prepare for review and approval by the OWNER, his legal counsel and other advisors Contract Agreement Forms, general conditions, supplementary conditions, bid forms, invitations to bid and instructions to bidders, and assist in the preparation of other related documents.
- f. Submit copies of the above documents and of the Drawings and Specifications to the OWNER. Make minor revisions and adjustments following the OWNER'S review.

B. CONSTRUCTION ADMINISTRATION

1. Bidding Phase

During the Bidding Phase, TKDA shall:

- a. Reproduce final Contract Documents and related Contract Forms for bidding and construction purposes.
- b. Assist the OWNER in obtaining bids for one prime contract.
- c. Prepare bid tabulation.
- d. Assist the OWNER in evaluating bids and in assembling and awarding the contract.

2. Construction Phase - Administration and Staking

During the Construction Phase, TKDA shall provide the following general services:

- a. Consult with and advise the OWNER and act as the OWNER'S representative as provided in the Contract Documents.
- b. Attend and assist the OWNER with pre-construction conference to be attended by the Contractor, the OWNER and others as may be requested by the OWNER.
- c. Provide reference points, on a one-time basis, for the Contractor's use in laying out the work, said reference points to be based upon property, boundary, easement, or right-of-way surveys provided by the OWNER pursuant to the General Agreement.
- d. Make visits to the site at intervals appropriate to the various stages of construction to observe as an experienced and qualified design professional, the progress and quality of the executed work of the

Contractor and to determine in general if such work is proceeding in accordance with the Contract Documents.

- e. Review and approve (or take other appropriate action with respect to) Shop Drawings (as that term is defined in the Contract Documents), samples, and other data which the Contractor is required to submit, but only for conformance with the design concept of the Project and compliance with the information given in the Contract Documents. Such reviews and approvals or other action shall not extend to means, methods, techniques, sequences or procedures of construction or to safety precautions and programs incident thereto.
- f. Issue all instructions of the OWNER to the Contractor; issue necessary interpretations and clarifications of the Contract Documents and in connection therewith, prepare change orders as required; have authority, as the OWNER'S representative, to require special inspection or testing of the work.
- g. Based on TKDA'S periodic on-site observations as an experienced and qualified design professional, determine payments to the Contractor in such amounts; such recommendations of payment will constitute a representation to the OWNER, based on such observations and review, that the work has progressed to the point indicated, that, to the best of TKDA'S knowledge, information and belief, the quality of such work is in accordance with the Contract Documents.
- h. Conduct an inspection to determine if the Project is substantially complete and a final inspection to determine if the work appears to have been completed in accordance with the Contract Documents and if the Contractor has fulfilled all of his obligations thereunder, so that TKDA may recommend, in writing, final payment to the Contractor and may give written notice to the OWNER and the Contractor that the work is acceptable (subject to any conditions therein expressed).
- i. TKDA shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, for acts or omissions of the Contractor, Subcontractors or any other persons performing any of the Work, or for the failure of any of them to carry out the Work in accordance with the Contract Documents.
- j. Prepare Assessment Role and attend Assessment Hearing.

3. Construction Phase - Resident Services

In addition to the above General Services, TKDA shall provide the services of a Resident Project Representative (and assistants as agreed) at the site to assist TKDA and to provide more continuous observation of the Contractor(s) work. The Resident Project Representative (and any assistants) will be TKDA'S agent or employee and under TKDA'S supervision. Resident Project Representative's dealings in matters pertaining to the on-site work shall in general, be only with TKDA and the Contractor, and dealings with subcontractors shall only be through or with full knowledge of the Contractor. Written communication with the OWNER will be only through or as directed by TKDA. Through the observations of the work in progress and field checks of materials and equipment by the Resident Project Representative, TKDA shall endeavor to provide further protection for the OWNER against defects and deficiencies in the work of the Contractor; but the furnishing of such resident Project representation will not make TKDA responsible for construction means, methods, techniques, sequences or procedures or for safety precautions or programs, or for the Contractor's failure to perform his work in accordance with the Contract Documents.

This Authorization provides for up to 72 hours for Construction Observation.

III. ADDITIONAL SERVICES

If authorized in writing by the OWNER, TKDA shall furnish or obtain from others Additional Services of the types listed below which are not considered as normal or customary services. Additional Services shall be compensated for on an Hourly Rate basis as defined in the General Agreement, a part hereof, and such compensation shall be over and above any maximums or lump sum amounts set forth in this Authorization.

- A. Registered land or right-of-way surveys, right-of-way mapping; plats; legal descriptions; land appraisals, negotiations and/or related services.
- B. Investigations of existing conditions or facilities or to make measured Drawings thereof, or to verify the accuracy of Drawings or other information furnished by the OWNER.
- C. Soil borings and laboratory tests for design purposes; field and/or laboratory tests taken during construction to determine compliance with the Contract Documents.
- D. Providing analyses of the OWNER'S needs and programming the requirements of the Project; investigations involving detailed consideration of operations, maintenance and overhead expenses; providing Value Engineering during the course of design; the preparation of cash flow and economic evaluations, rate schedules and appraisals; assistance in obtaining financing for the Project; detailed quantity surveys of material, equipment and labor.

- E. Preparation of applications and supporting documents for governmental grants, loans or advances in connection with the Project; preparation or review of environmental assessments and impact statements; review and evaluation of the effect on the design requirements of the Project of any such statements and documents prepared by others; and assistance in obtaining approvals of authorities having jurisdiction over the anticipated environmental impact of the Project.
- F. Services resulting from significant changes in extent of the Project or its design including, but not limited to, changes in size, complexity, the OWNER'S schedule, or character of construction or methods of financing; and revising previously accepted studies, reports, design documents or Contract Documents when such revisions are due to causes beyond TKDA'S control.
- G. Furnishing the services of special consultants for other than the normal civil, structural, mechanical, and electrical engineering and normal architectural design incidental thereto; providing renderings or models for the OWNER'S use; and providing data or services of the types described in General Agreement when the OWNER authorizes TKDA to provide such data or services in lieu of furnishing the same in accordance with the General Agreement.
- H. Services in connection with change orders provided such change orders are required by causes not solely within the control of TKDA; services after the award of each contract in evaluating substitutions proposed by the Contractor(s); and in making revisions to Drawings and Specifications occasioned thereby, and services resulting from significant delays, changes or price increases occurring as a direct or indirect result of material, equipment or energy shortages.
- I. Preparing for the OWNER, on request, a set of reproducible record prints of Drawings showing those changes made during the construction process, based on the marked-up prints, drawings and other data furnished by the Contractor(s) to TKDA and which TKDA considers significant.
- J. Additional or extended services during construction made necessary by:
 - 1. Contractor's schedule; delays in construction caused by inclement weather, strikes or material shortages or unavailability.
 - 2. Significant amount of defective or neglected work of the Contractor; default by the Contractor.
 - 3. Work damaged by fire or other causes during construction.
 - 4. Significant substitutes proposed by the Contractor; unreasonable number of claims submitted by the Contractor or others.

- 5. Observations during any guarantee period, and related services.
- K. Preparation of operating and maintenance manuals; protracted or extensive assistance in the utilization of any equipment or system (such as initial start-up, testing, adjusting and balancing); and training personnel for operation and maintenance.
- L. Preparing to serve or serving as expert witness in connection with any legal or arbitration proceeding.
- M. Additional services in connection with the Project, including services not normally furnished by the OWNER and services not otherwise provided for in this Authorization and the General Agreement, a part hereof.

IV. OWNER'S RESPONSIBILITIES

The OWNER'S responsibilities shall be as set forth in our General Agreement and as further described or clarified hereinbelow:

- A. Designate one individual to act as the OWNER'S representative with respect to the work to be performed, and such person shall have complete authority to transmit instructions, receive information, interpret and define policies, and make decisions with respect to critical elements pertinent to the Project.
- B. Provide TKDA with access to the site as required to perform services listed in SECTION II above.

V. PERIOD OF SERVICE

TKDA will start SECTION II.A services promptly upon receipt of this executed Authorization and complete services by September 2006. SECTION II.B services will be provided concurrent with the contractor's construction schedule.

VI. COMPENSATION

Compensation to TKDA for services provided under SECTION II of this Authorization shall be on an Hourly Rate basis as defined in the General Agreement. The breakdown of estimated costs to complete these services are listed below:

Feasibility Report	\$ 5,000
Design Phase Services	6,000
Construction Administration and Staking	8,500
Construction Observation (72 hours)	<u>5,500</u>
Estimated Total	<u>\$25,000</u>

Approved at a _____ meeting of the _____ on _____, 2006.

By _____ Attest _____

Consultant Acceptance by _____, _____, 2006.
Authorized TKDA Representative

40.

CITY OF LAKE ELMO, MINNESOTA
AUTHORIZATION FOR PROFESSIONAL SERVICES

TO: Toltz, King, Duvall, Anderson
and Associates, Incorporated
1500 Piper Jaffray Plaza
444 Cedar Street
St. Paul, Minnesota 55101

Pursuant to our Agreement dated February 2, 1988, you are hereby authorized to proceed with the professional services described as follows:

2006 MSA REPAVING
45TH STREET, JULEP AVENUE, AND 47TH STREET

I. PROJECT DESCRIPTION

In accordance with the Adopted 2005-2009 CIP, the following streets are scheduled to be reclaimed and repaved in 2006:

45th Street, Julep Avenue, and 47th Street

II. SERVICES TO BE PROVIDED BY TKDA

Based on TKDA'S understanding of the Project, we propose to provide the following services:

A. PLANS

1. Feasibility Report Phase

Upon receipt of authorization to proceed with the Feasibility Report Phase, TKDA shall:

- a. Consult with the OWNER to clarify and define the OWNER'S requirements for the Project and review available data.
- b. Advise the OWNER as to the necessity of the OWNER'S providing or obtaining from others, data or services of the type(s) described under the

General Agreement and act as the OWNER'S representative in connection with any such services.

- c. Identify and analyze requirements of governmental authorities having jurisdiction to approve the design of the Project and participate in consultations with such authorities.
- d. Conduct professional studies and evaluations resulting in the preparation of a Feasibility Report containing one preliminary design, opinion of probable construction costs, preliminary assessment roll, Statement of Feasibility, and Project schedule, in accordance with the provisions of Minnesota Rules 429.
- e. Furnish 10 copies of the Feasibility Report, and review them with the OWNER.
- f. Attend Public Informational meeting.
- g. Attend Public Hearing.

2. Design Phase Services

On the basis of the approved Feasibility Report, TKDA shall:

- a. Advise the OWNER as to the necessity of the OWNER'S providing or obtaining from others, additional data or services of the type(s) described under the General Agreement, and act as the OWNER'S representative in connection with any such services.
- b. Prepare for incorporation in the Contract Documents final Drawings and Specifications setting forth in detail the requirements for the construction of the Project.
- c. Assist the OWNER in connection with the OWNER'S responsibility for filing documents required for the approval of governmental authorities having jurisdiction over the Project.
- d. Advise the OWNER of any adjustments to the latest opinion of probable construction cost caused by changes in extent or design requirements of the Project and furnish a revised opinion of probable construction cost based on the drawings and specifications.
- e. Prepare for review and approval by the OWNER, his legal counsel and other advisors Contract Agreement Forms, general conditions, supplementary conditions, bid forms, invitations to bid and instructions to bidders, and assist in the preparation of other related documents.

- f. Submit copies of the above documents and of the Drawings and Specifications to the OWNER. Make minor revisions and adjustments following the OWNER'S review.
- g. Submit plans to State Aid for approval.

B. CONSTRUCTION ADMINISTRATION

1. Bidding Phase

During the Bidding Phase, TKDA shall:

- a. Reproduce final Contract Documents and related Contract Forms for bidding and construction purposes.
- b. Assist the OWNER in obtaining bids for one prime contract.
- c. Prepare bid tabulation.
- d. Assist the OWNER in evaluating bids and in assembling and awarding the contract.

2. Construction Phase - Administration and Staking

During the Construction Phase, TKDA shall provide the following general services:

- a. Consult with and advise the OWNER and act as the OWNER'S representative as provided in the Contract Documents.
- b. Attend and assist the OWNER with pre-construction conference to be attended by the Contractor, the OWNER and others as may be requested by the OWNER.
- c. Provide reference points, on a one-time basis, for the Contractor's use in laying out the work, said reference points to be based upon property, boundary, easement, or right-of-way surveys provided by the OWNER pursuant to the General Agreement.
- d. Make visits to the site at intervals appropriate to the various stages of construction to observe as an experienced and qualified design professional, the progress and quality of the executed work of the Contractor and to determine in general if such work is proceeding in accordance with the Contract Documents.

- e. Review and approve (or take other appropriate action with respect to) Shop Drawings (as that term is defined in the Contract Documents), samples, and other data which the Contractor is required to submit, but only for conformance with the design concept of the Project and compliance with the information given in the Contract Documents. Such reviews and approvals or other action shall not extend to means, methods, techniques, sequences or procedures of construction or to safety precautions and programs incident thereto.
- f. Issue all instructions of the OWNER to the Contractor; issue necessary interpretations and clarifications of the Contract Documents and in connection therewith, prepare change orders as required; have authority, as the OWNER'S representative, to require special inspection or testing of the work.
- g. Based on TKDA'S periodic on-site observations as an experienced and qualified design professional, determine payments to the Contractor in such amounts; such recommendations of payment will constitute a representation to the OWNER, based on such observations and review, that the work has progressed to the point indicated, that, to the best of TKDA'S knowledge, information and belief, the quality of such work is in accordance with the Contract Documents.
- h. Conduct an inspection to determine if the Project is substantially complete and a final inspection to determine if the work appears to have been completed in accordance with the Contract Documents and if the Contractor has fulfilled all of his obligations thereunder, so that TKDA may recommend, in writing, final payment to the Contractor and may give written notice to the OWNER and the Contractor that the work is acceptable (subject to any conditions therein expressed).
- i. TKDA shall not have control or charge of and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the Work, for acts or omissions of the Contractor, Subcontractors or any other persons performing any of the Work, or for the failure of any of them to carry out the Work in accordance with the Contract Documents.
- j. Prepare Assessment Role and attend Assessment Hearing.
- k. Perform material testing in accordance with the State Aid Schedule of Material Control. TKDA will coordinate this work and subcontract testing with Braun Intertec.
- l. Review payroll reports and maintain records in accordance with State Aid Rules for Contract Administration.

3. Construction Phase - Resident Services

In addition to the above General Services, TKDA shall provide the services of a Resident Project Representative (and assistants as agreed) at the site to assist TKDA and to provide more continuous observation of the Contractor(s) work. The Resident Project Representative (and any assistants) will be TKDA'S agent or employee and under TKDA'S supervision. Resident Project Representative's dealings in matters pertaining to the on-site work shall in general, be only with TKDA and the Contractor, and dealings with subcontractors shall only be through or with full knowledge of the Contractor. Written communication with the OWNER will be only through or as directed by TKDA. Through the observations of the work in progress and field checks of materials and equipment by the Resident Project Representative, TKDA shall endeavor to provide further protection for the OWNER against defects and deficiencies in the work of the Contractor; but the furnishing of such resident Project representation will not make TKDA responsible for construction means, methods, techniques, sequences or procedures or for safety precautions or programs, or for the Contractor's failure to perform his work in accordance with the Contract Documents.

This Authorization provides for up to 244 hours for construction observation.

III. ADDITIONAL SERVICES

If authorized in writing by the OWNER, TKDA shall furnish or obtain from others Additional Services of the types listed below which are not considered as normal or customary services. Additional Services shall be compensated for on an Hourly Rate basis as defined in the General Agreement, a part hereof, and such compensation shall be over and above any maximums or lump sum amounts set forth in this Authorization.

- A. Registered land or right-of-way surveys, right-of-way mapping; plats; legal descriptions; land appraisals, negotiations and/or related services.
- B. Investigations of existing conditions or facilities or to make measured Drawings thereof, or to verify the accuracy of Drawings or other information furnished by the OWNER.
- C. Soil borings and laboratory tests for design purposes; field and/or laboratory tests taken during construction to determine compliance with the Contract Documents.
- D. Providing analyses of the OWNER'S needs and programming the requirements of the Project; investigations involving detailed consideration of operations, maintenance and overhead expenses; providing Value Engineering during the course of design; the preparation of cash flow and economic evaluations, rate schedules and appraisals;

assistance in obtaining financing for the Project; detailed quantity surveys of material, equipment and labor.

- E. Preparation of applications and supporting documents for governmental grants, loans or advances in connection with the Project; preparation or review of environmental assessments and impact statements; review and evaluation of the effect on the design requirements of the Project of any such statements and documents prepared by others; and assistance in obtaining approvals of authorities having jurisdiction over the anticipated environmental impact of the Project.
- F. Services resulting from significant changes in extent of the Project or its design including, but not limited to, changes in size, complexity, the OWNER'S schedule, or character of construction or methods of financing; and revising previously accepted studies, reports, design documents or Contract Documents when such revisions are due to causes beyond TKDA'S control.
- G. Furnishing the services of special consultants for other than the normal civil, structural, mechanical, and electrical engineering and normal architectural design incidental thereto; providing renderings or models for the OWNER'S use; and providing data or services of the types described in General Agreement when the OWNER authorizes TKDA to provide such data or services in lieu of furnishing the same in accordance with the General Agreement.
- H. Services in connection with change orders provided such change orders are required by causes not solely within the control of TKDA; services after the award of each contract in evaluating substitutions proposed by the Contractor(s); and in making revisions to Drawings and Specifications occasioned thereby, and services resulting from significant delays, changes or price increases occurring as a direct or indirect result of material, equipment or energy shortages.
- I. Preparing for the OWNER, on request, a set of reproducible record prints of Drawings showing those changes made during the construction process, based on the marked-up prints, drawings and other data furnished by the Contractor(s) to TKDA and which TKDA considers significant.
- J. Additional or extended services during construction made necessary by:
 - 1. Contractor's schedule; delays in construction caused by inclement weather, strikes or material shortages or unavailability.
 - 2. Significant amount of defective or neglected work of the Contractor; default by the Contractor.
 - 3. Work damaged by fire or other causes during construction.

- 4. Significant substitutes proposed by the Contractor; unreasonable number of claims submitted by the Contractor or others.
- 5. Observations during any guarantee period, and related services.
- K. Preparation of operating and maintenance manuals; protracted or extensive assistance in the utilization of any equipment or system (such as initial start-up, testing, adjusting and balancing); and training personnel for operation and maintenance.
- L. Preparing to serve or serving as expert witness in connection with any legal or arbitration proceeding.
- M. Additional services in connection with the Project, including services not normally furnished by the OWNER and services not otherwise provided for in this Authorization and the General Agreement, a part hereof.

IV. OWNER'S RESPONSIBILITIES

The OWNER'S responsibilities shall be as set forth in our General Agreement and as further described or clarified hereinbelow:

- A. Designate one individual to act as the OWNER'S representative with respect to the work to be performed, and such person shall have complete authority to transmit instructions, receive information, interpret and define policies, and make decisions with respect to critical elements pertinent to the Project.
- B. Provide TKDA with access to the site as required to perform services listed in SECTION II above.

V. PERIOD OF SERVICE

TKDA will start SECTION II.A services promptly upon receipt of this executed Authorization and complete services by September 2006. SECTION II.B services will be provided concurrent with the contractor's construction schedule.

VI. COMPENSATION

Compensation to TKDA for services provided under SECTION II of this Authorization shall be on an Hourly Rate basis as defined in the General Agreement. The breakdown of estimated costs to complete these services are listed below:

Feasibility Report	\$ 6,000
Design Phase Services	12,000
Construction Administration and Staking	17,067
Construction Observation (244 hours)	15,433
Testing Services	<u>5,500</u>
Estimated Total	<u>\$56,000</u>

Approved at a _____ meeting of the _____ on _____, 2005.

By _____ Attest _____

Consultant Acceptance by _____, _____, 2005.
Authorized TKDA Representative

TKDA

ENGINEERS • ARCHITECTS • PLANNERS

RECEIVED

JUN 15 2006

1500 Piper Jaffray Plaza

444 Cedar Street

Saint Paul, MN 55101-2140

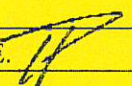
(651) 292-4400

(651) 292-0083 Fax

www.tkda.com

MEMORANDUM

To: Lake Elmo City Council
Copies To: _____

From: Thomas Prew, P. E. 
Date: June 15, 2006

Reference: Change Order No. 1R
Elevated Storage Tank No. 2
City of Lake Elmo, Minnesota
Proj. No.: 13253.000
Routing: _____

Attached is a signed Change Order from the Contractor for additional work on the water tower project.

The change is for a revised conduit routing, size, and number of conduits between the tower and the Public Works building. The revised route saves money by reducing the cost of running conduit inside of the building.

We have reviewed it and recommend approval of it.

CHANGE ORDER

TKDA
Engineers-Architects-Planners

Saint Paul, MN May 24 2006 Proj. No. 13253.000 Change Order No. 1R

To CB&I Constructors, Inc.

for Construction of Elevated Water Storage Tank No. 2

for City of Lake Elmo, Minnesota

You are hereby directed to make the following change to your contract dated October 18, 2005. The change and the work affected thereby is subject to all contract stipulations and covenants. This Change Order will (increase) (decrease) (not change) the contract sum by Three Thousand Two Hundred Seventy Five Dollars and 00/100.....(\$ 3,275.00).

This change order provides for changes in the work of this contract according to the attached itemization.

Install (2) 3" MT schedule 80 PVC according to the attached drawing.

NET CHANGE = \$3,275.00

Amount of Original Contract	\$ 1,169,000.00
Additions approved to date (Nos.)	\$ -
Deductions approved to date (Nos.)	\$ -
Contract amount to date	\$ 1,169,000.00
Amount of this Change Order (Add) (Deduct) (No Change)	\$ 3,275.00
Revised Contract Amount	\$ 1,172,275.00

Approved City of Lake Elmo, Minnesota
Owner

By _____

TKDA

By Chris Bryan
Chris W. Bryan, P.E.

Approved CB&I Constructors, Inc.
Contractor

By Sam A. Beck 6/7/06

White - Owner
Pink - Contractor
Blue - TKDA



TKDA

ENGINEERS • ARCHITECTS • PLANNERS

RECEIVED

JUN 15 2006

1500 Piper Jaffray Plaza
444 Cedar Street
Saint Paul, MN 55101-2140(651) 292-4400
(651) 292-0083 Fax
www.tkda.com

Project. No. 13186.000.002 Cert. No. 5 St. Paul, MN, June 15, 2006

To City of Lake Elmo, Minnesota Owner

This Certifies that Riley Brothers Construction, Contractor

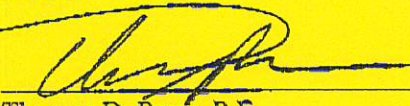
For Water System Interconnect - Phase I

Is entitled to Fourteen Thousand One Hundred Eighty-seven Dollars and 83/100-----(\$ 14,187)

being 5th estimate for partial payment on contract with you dated April 5, 2005

Received payment in full of above Certificate. **TKDA**

Riley Brothers Construction
_____, 20____


Thomas D. Prew, P.E.

RECAPITULATION OF ACCOUNT

	CONTRACT PLUS EXTRAS	PAYMENTS	CREDITS
Contract price plus extras	\$ 348,626.18		
All previous payments		\$ 320,121.26	
All previous credits			
Extra No.			
Change Order No. 1R	\$ 10,000.00		
" "			
" "			
" "			
Credit No.			\$ -
" "			
" "			
" "			
" "			
AMOUNT OF THIS CERTIFICATE		\$ 14,187.83	
Totals	\$ 358,626.18	\$ 334,309.09	\$ -
There will remain unpaid on contract after payment of this Certificate		\$ 24,317.09	
	\$ 358,626.18	\$ 358,626.18	\$ -

TKDA
Engineers-Architects-Planners Saint Paul, Minnesota 55101

PERIODICAL ESTIMATE FOR PARTIAL PAYMENTS

Estimate No. 5 Period Ending June 1, 20 06 Page 1 of 1 Project No. 13186.000.002
Contractor Riley Brothers Construction Original Contract Amount \$348,626.18
Project Water System Interconnect Phase I
Location City of Lake Elmo, Minnesota

Total Contract Work Completed	\$	<u>341,904.31</u>
Total Approved Credits	\$	<u>0.00</u>
Total Approved Extra Work Completed (C.O. 1R)	\$	<u>10,000.00</u>
Approved Extra Orders Amount Completed	\$	<u>10,000.00</u>
Total Amount Earned This Estimate	\$	<u>351,904.31</u>

Less Approved Credits	\$	<u>0.00</u>
Less <u>5</u> % Retained	\$	<u>17,595.22</u>
Less Previous Payments	\$	<u>320,121.26</u>
Total Deductions	\$	<u>337,716.48</u>
Amount Due This Estimate	\$	<u>14,187.83</u>

Surety St. Paul Travelers. Date _____

Contractor Chris Riley Utilities, Inc. Date _____

Engineer Thomas D. Prew, P.E. Date June 15, 2006

ESTIMATE NO. 5

PERIOD ENDING: June 1, 2006

WATER SYSTEM INTERCONNECT - PHASE I
CITY OF LAKE ELMO, MINNESOTA
TKDA PROJECT NO. 13186.000

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	QUANTITY TO DATE	UNIT PRICE	AMOUNT TO DATE
BASE BID						
1	MOBILIZATION	LS	1.0	1.0	\$ 15,000.00	\$ 15,000.00
2	REMOVE & DISPOSE OF BIT. PAVEMENT	SY	210.0	66.0	\$ 5.00	\$ 330.00
3	SAW CUT BIT. PAVEMENT	LF	75.0	71.0	\$ 1.00	\$ 71.00
4	PATCH BIT. PAVEMENT 4" THICK	SY	210.0	66.0	\$ 18.00	\$ 1,188.00
5	REMOVE & REPLACE CMP CULVERT	LF	70.0	30.0	\$ 12.00	\$ 360.00
6	SEEDING, INCL. SEED, FERTILIZER & WOOD FIBER BLANKET	SY	900.0	600.0	\$ 1.50	\$ 900.00
7	SODDING TYPE LAWN	SY	200.0	-	\$ 2.50	\$ -
8	CL-5	TN	30.0	119.0	\$ 9.00	\$ 1,071.00
9	BIT. PAVEMENT FOR DRIVEWAY 2" DEPTH	TN	154.0	181.12	\$ 50.00	\$ 9,058.00
10	CONNECT TO EXIST. WATERMAIN	EA	1.0	1.0	\$ 1,200.00	\$ 1,200.00
11	6" DIP CL-52 WATERMAIN	LF	42.0	24.0	\$ 33.82	\$ 811.68
12	8" DIP CL-50 WATERMAIN	LF	15.0	12.0	\$ 45.86	\$ 550.32
13	DIR. DRILL 16" (DIP) HDPE DR 17	LF	6,648.0	6,649.0	\$ 40.48	\$ 269,151.52
14	6" RES. SEAT GATE VALVE & BOX	EA	6.0	7.0	\$ 888.42	\$ 6,218.94
15	8" RES. SEAT GATE VALVE & BOX	EA	1.0	1.0	\$ 1,179.32	\$ 1,179.32
16	16" BUTTERFLY VALVE & BOX	EA	4.0	5.0	\$ 2,610.91	\$ 13,054.55
17	6" HYDRANT (7'-6" BURY)	EA	6.0	7.0	\$ 2,720.14	\$ 19,040.98
18	MJ DIP COMPACT FITTINGS	LB	4,109.0	907.0	\$ 3.00	\$ 2,721.00
19	TYPE LV-3 BIT. NON-WEAR COURSE MIXTURE	TN	-	-	\$ -	\$ -
20	TYPE LV-4 BIT. WEAR COURSE MIX	TN	-	181.0	\$ -	\$ -
21	BITUMINOUS MATERIAL FOR TACK COAT	GA	-	-	\$ -	\$ -
22	TOPSOIL BORROW	CY	-	130.0	\$ -	\$ -
23	SODDING	SY	-	-	\$ -	\$ -

TOTAL ESTIMATE NO. 5

\$ 341,904.31

TOTAL P.03

**CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA**

RESOLUTION NO. 2006-053

**A RESOLUTION APPROVING PARTIAL PAYMENT NO. 1
TO RILEY BROTHERS CONSTRUCTION
FOR WATER SYSTEM INTERCONNECT – PHASE I**

BE IT RESOLVED, that the Lake Elmo City Council hereby approves Partial Payment No. 1 to Riley Brothers Construction in the amount of \$14,187 for work improvements to the Water System Interconnect Project – Phase I.

ADOPTED by the Lake Elmo City Council the 20th day of June, 2006.

Dean Johnston, Mayor

ATTEST:

Martin Rafferty, City Administrator

RECEIVED
JUN 15 2006

46

TKDA
ENGINEERS - ARCHITECTS - PLANNERS1500 Piper Jaffray Plaza
444 Cedar Street
Saint Paul, MN 55101-2140(651) 292-4400
(651) 292-0083 Fax
www.tkda.comProj. No. 13186.000 Cert. No. 4 St. Paul, MN, June 15, 2006To City of Lake Elmo, Minnesota OwnerThis Certifies that Riley Brothers Constuction. ContractorFor Water System Interconnect - Phase III (Jamaica Avenue, Stillwater Boulevard, and 31st Streets)Is entitled to Two Hundred Twenty-two Thousand Five Hundred Sixty-one Dollars and 71/100 (\$222,561.78)being 4th estimate for partial payment on contract with you dated September 20, 2005

Received payment in full of above Certificate.

TKDA

Riley Brothers Construction
_____, 20____
Thomas D. Prew, P.E.

RECAPITULATION OF ACCOUNT

	CONTRACT PLUS EXTRAS	PAYMENTS	CREDITS
Contract price plus extras	\$ 612,000.32		
All previous payments		\$ 202,174.16	
All previous credits			
Extra No.			
Change Order No. 1	\$ -		
" "			
" "			
" "			
Credit No.			\$ -
" "			
" "			
" "			
AMOUNT OF THIS CERTIFICATE		\$ 222,561.78	
Totals	\$ 612,000.32	\$ 424,735.94	\$ -
Credit Balance			
There will remain unpaid on contract after payment of this Certificate		\$ 187,264.38	
	\$ 612,000.32	\$ 612,000.32	\$ -

TKDA
Engineers-Architects-Planners

PERIODICAL ESTIMATE FOR PARTIAL PAYMENTS

Estimate No. 4 Period Ending May 19, 2006 Page 1 of 1 Proj. No. 13186.000
Contractor Riley Brothers Construction Original Contract Amount \$612,000.32
Project Water System Interconnect - Phase III (Jamaca Avenue, Stillwater Boulevard, and 31st Streets)
Location City of Lake Elmo, Minnesota

Total Contract Work Completed	\$	<u>447,090.46</u>
Total Approved Credits	\$	<u>0.00</u>
Total Approved Extra Work Completed	\$	<u>0.00</u>
Approved Extra Orders Amount Completed	\$	<u>0.00</u>
Total Amount Earned This Estimate	\$	<u>447,090.46</u>

Less Approved Credits	\$	<u>0.00</u>
Less <u>5</u> % Retained	\$	<u>22,354.52</u>
Less Previous Payments	\$	<u>202,174.16</u>
Total Deductions	\$	<u>224,528.68</u>
Amount Due This Estimate	\$	<u>222,561.78</u>

Surety St. Paul Travelers

Date _____

Contractor Riley Brothers Construction

Date _____

Engineer Thomas D. Prew, P.E.

Date June 15, 2006

ESTIMATE NO. 4

PERIOD ENDING: May 19, 2006

WATER SYSTEM INTERCONNECT - PHASE III
CITY OF LAKE ELMO, MINNESOTA
TKDA PROJECT NO. 13186.000

ITEM NO.	DESCRIPTION	UNIT	CONTRACT QUANTITY	QUANTITY TO DATE	UNIT PRICE	AMOUNT TO DATE
WATERMAIN						
1	MOBILIZATION	LS	1.0	0.75	\$ 10,000.00	\$ 7,500.00
2	TRAFFIC CONTROL	LS	1.0	0.75	\$ 10,000.00	\$ 7,500.00
3	REMOVE & DISPOSE OF BIT. PAVEMENT	SY	740.0	-	\$ 2.00	\$ -
4	SAW CUT BIT. PAVEMENT	LF	1,451.0	-	\$ 1.00	\$ -
5	PATCH BIT. ROADWAY 4" THICK INCL. GRAVEL BASE	SY	740.0	-	\$ 12.00	\$ -
6	REMOVE & REPLACE D412 CURB & GUTTER	LF	98.0	-	\$ 15.00	\$ -
7	REMOVE & REPLACE D416 CURB & GUTTER	LF	32.0	-	\$ 15.00	\$ -
8	REMOVE & REPLACE B618 CURB & GUTTER	LF	28.0	-	\$ 15.00	\$ -
9	6" AGGREGATE BASE, CLASS 5	TON	139.0	-	\$ 10.00	\$ -
10	SEEDING, INCL. SEED, FERTILIZER & WOOD FIBER BLANKET	SY	1,722.0	-	\$ 2.00	\$ -
11	SODDING TYPE LAWN	SY	1,722.0	-	\$ 3.00	\$ -
12	REMOVAL OF EXISTING GATE VALVE BOX	EA	4.0	-	\$ 500.00	\$ -
13	REMOVAL OF EXISTING WATERMAIN & FITTING	LF	220.0	-	\$ 10.00	\$ -
14	SALVAGE 6" HYDRANT, GATE VALVE & BOX	EA	2.0	-	\$ 1,200.00	\$ -
15	SALVAGE 6" GATE VALVE & BOX	EA	2.0	-	\$ 800.00	\$ -
16	SALVAGE 16"X6" REDUCER	EA	1.0	-	\$ 500.00	\$ -
17	CONNECT TO EXIST. WATERMAIN	EA	9.0	2.0	\$ 1,000.00	\$ 2,000.00
18	6" DIP CL-52 WATERMAIN	LF	100.0	25.0	\$ 60.00	\$ 1,500.00
19	8" DIP CL-52 WATERMAIN	LF	185.0	16.0	\$ 48.20	\$ 771.20
20	12" DIP CL-52 WATERMAIN	LF	50.0	50.0	\$ 56.83	\$ 2,841.50
21	16" MJ DIP CL-52 WATERMAIN IN CASING PIPE	LF	175.0	209.0	\$ 77.66	\$ 16,230.94
22	DIR. DRILL 12" HDPE SDR 17 (DIP SIZE)	LF	2,000.0	1,776.0	\$ 28.17	\$ 50,029.92
23	DIR. DRILL 16" HDPE SDR 17 (DIP SIZE)	LF	6,025.0	5,911.0	\$ 40.46	\$ 239,159.06
24	30" STEEL CASING PIPE (AUGERED / JACKED INSTALLATION)	LF	175.0	175.0	\$ 282.00	\$ 49,350.00
25	6" RES. SEAT GATE VALVE & BOX	EA	10.0	4.0	\$ 1,442.20	\$ 5,768.80
26	8" RES. SEAT GATE VALVE & BOX	EA	4.0	-	\$ 1,833.24	\$ -
27	12" BUTTERFLY VALVE & BOX	EA	3.0	3.0	\$ 2,815.81	\$ 8,447.43
28	16" BUTTERFLY VALVE & BOX	EA	8.0	2.0	\$ 4,297.74	\$ 8,595.48
29	6" HYDRANT EXTENSION	EA	3.0	-	\$ 697.27	\$ -
30	12" HYDRANT EXTENSION	EA	3.0	-	\$ 1,032.15	\$ -
31	6" HYDRANT	EA	8.0	4.0	\$ 3,618.10	\$ 14,472.40
32	INSTALL SALVAGE 6" HYDRANT, GATE VALVE & BOX	EA	1.0	-	\$ 2,075.00	\$ -
33	MJ DIP COMPACT FITTINGS (AWWA C153 MEASURE)	LB	5,359.0	2,992.0	\$ 3.50	\$ 10,472.00
34	1" TYPE "K" COPPER WATER SERVICE	LF	1,288.0	642.0	\$ 21.45	\$ 13,770.90
35	FUSABLE SADDLE W/ 1" CORPORATION STOP	EA	35.0	13.0	\$ 408.66	\$ 5,312.58
36	1" CURB STOP BOX	EA	35.0	15.0	\$ 224.55	\$ 3,368.25

TOTAL ESTIMATE NO.4

\$ 447,090.46

**CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA**

RESOLUTION NO. 2006-054

**A RESOLUTION APPROVING PARTIAL PAYMENT NO. 1
TO RILEY BROTHERS CONSTRUCTION
FOR WATER SYSTEM INTERCONNECT – PHASE III
(Jamaca Avenue, Stillwater Boulevard and 31st Street)**

BE IT RESOLVED, that the Lake Elmo City Council hereby approves Partial Payment No. 1 to Riley Brothers Construction in the amount of \$222,561.78 for work improvements to the Water System Interconnect Project – Phase III.

ADOPTED by the Lake Elmo City Council the 20th day of June, 2006.

Dean Johnston, Mayor

ATTEST:

Martin Rafferty, City Administrator

**Lake Elmo
City Council
June 20, 2006**

Agenda Section: Consent Agenda

No. 4. H.

Agenda Item: City Logo Update

At the last Council Workshop I presented an estimate to work with Wright Design services to update the city Logo. The current logo was designed about 25 years ago. A Logo is a statement of organizational/community identity that is expressed in an image. The image should clearly communicate the identity of the organization.

New signage being developed for facilities such as the water tower and PW equipment as an example are reasons today to hire the identified professional to examine our current logo.

The Council Committee felt it should move forward for Council consideration and action.

Action Items:

Motion to approve updating the City Logo, step one, for the estimated cost of \$1800.

Person responsible:

Martin Rafferty

Attachments:



Rebecca Wright

5051 37th Avenue S. • Minneapolis, MN 55417 • 612.722.9778 • designedwright@mn.rr.com

April 18, 2006

City of Lake Elmo

Estimates for re-branding City of Lake Elmo logo, stationery, water tower graphic, signage, vehicle graphics

Time estimates based on \$100/hr

Branding/Logo

Research/read background materials on Lake Elmo in order to develop proper look and feel for the city graphics.

Design 3-4 logo options for review- includes 2 rounds revisions and follow through to final production

\$ 1800

Stationery

Based on direction chosen for logo, design layouts for stationery- letterhead, envelope, business cards - 2-3 options
follow through to final production

800

Water tower

Take photo of a water tower design similar to the one that will be constructed for Lake Elmo and show graphic layout options on the water tower photo

500

Signage

Design layout options for "Welcome to the City of Lake Elmo" sign

600

Vehicles

Design layout showing logo usage on city vehicles

300

Color print proofs

Output of design layouts - \$25 per 13" x 19" sheet - estimate 12

300

Estimate total

\$ 4300

Estimates based on current understanding of scope of work. If significant change develops, a new estimate will be furnished.

Thank you!

Becky Wright
Designed Wright

Lake Elmo
City Council
June 20, 2006

Agenda Section: Building/Fire/Maintenance

No. 7A .

BUILDING DEPT.

AGENDA

- 1) Construction activity update for May.
- 2) Carbon Monoxide detector requirements.
- 3) Miscellaneous.

Action Items:

Informational. No action needed.

Person responsible:

J. McNamara

Summary Building Report

5/1/20056

Year to Date

	Permits Issued	Valuation
New Residential	6	\$2,245,900.00
New Commercial	0	\$0.00
Other Residential	38	\$585,064.00
Other Commercial	5	\$218,700.00
Total	49	\$3,049,664.00

	Permits Issued	Valuation
New Residential	14	\$5,627,888.00
New Commercial	2	\$1,108,080.00
Other Residential	132	\$2,822,012.00
Other Commercial	13	\$399,261.00
Total	161	\$9,957,241.00

Total Building Fees Collected **\$63,044.56**

Total Building Fees Collected **\$184,096.54**

Summary Plumbing Report

Plumbing	11	\$255,600.00
Total Plumbing Fees Collected		\$1,488.50

Summary Plumbing Report

Plumbing	35	\$912,000.00
Total Plumbing Fees Collected		\$4,820.00

Summary HVAC Report

HVAC	11	\$130,761.00
Total HVAC Fees Collected		\$1,116.00

Summary HVAC Report

HVAC	45	\$590,306.00
Total HVAC Fees Collected		\$5,563.25

Summary Grand Total Fees **\$65,649.06**

Surcharge Fee Paid to State \$1,488.05
 SAC Fees Paid to Met Council \$0.00
 WAC Fees Paid to Oakdale \$0.00
 Misc. Expenses \$0.00

Total Fees Retained **\$64,161.01**

Credit Fees to Bldg \$40,384.01
 Credit Fees to Water \$23,400.00
 Credit Fees to Sewer \$377.00

Summary Grand Total Fees **\$194,479.79**

Surcharge Fee Paid to State \$5,588.86
 SAC Fees Paid to Met Council \$18,600.00
 WAC Fees Paid to Oakdale \$6,000.00
 Misc. Expenses \$0.00

Total Fees Retained **\$164,290.93**

Credit Fees to Bldg \$121,188.93
 Credit Fees to Water \$42,500.00
 Credit Fees to Sewer \$602.00

8A.

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2006-055

A RESOLUTION RECEIVING THE FEASIBILITY REPORT
AND ORDERING PLANS AND SPECIFICATIONS FOR 2006 OVERLAYS
(Irvin Court, Irvin Circle, Isle Avenue, Ivy Court, and Jamaca Court)

WHEREAS, a feasibility report has been prepared by TKDA with reference to the 2006 Overlays, and this report was received by the City Council on June 20, 2006.

WHEREAS, the report provides information regarding whether the proposed project is necessary, cost-effective, and feasible,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE ELMO, MINNESOTA:

1. The Lake Elmo City Council will consider the overlay improvements of Irvin Court, Irvin Circle, Isle Avenue, Ivy Court and Jamaca Court, in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes Chapter 429 at an estimated cost of the improvement of \$214,250.00.
2. A Public Hearing has been ordered on said resurfacing improvement on the 5th day of July, 2006 at Lake Elmo City Hall, 7:00 p.m. and the clerk shall give mailed and published notice of such hearing improvement as required by law.

ADOPTED by the Lake Elmo City Council this 20th day of June, 2006.

Dean A. Johnston, Mayor

ATTEST:

Martin J. Rafferty, City Administrator

FEASIBILITY REPORT

2006 OVERLAYS

**IRVIN COURT, IRVIN CIRCLE, ISLE AVENUE, IVY COURT,
AND JAMACA COURT**

CITY OF LAKE ELMO, MINNESOTA

Date:
Project No.

June 20, 2006
13688.000

TKDA

ENGINEERS • ARCHITECTS • PLANNERS

1500 Piper Jaffray Plaza
444 Cedar Street
Saint Paul, MN 55101-2140

(651) 292-4400
(651) 292-0083 Fax
www.tkda.com

TKDA

ENGINEERS • ARCHITECTS • PLANNERS

SAINT PAUL, MINNESOTA

JUNE 20, 2006

FEASIBILITY REPORT

2006 OVERLAYS

IRVIN COURT, IRVIN CIRCLE, ISLE AVENUE, IVY COURT,
JAMACA COURT

CITY OF LAKE ELMO, MINNESOTA

TKDA PROJECT NO. 13688.000

I hereby certify that this Feasibility Report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



Thomas D. Prew, P.E.
License No. 19621

**2006 OVERLAYS
IRVIN COURT, IRVIN CIRCLE, ISLE AVENUE, IVY COURT,
AND JAMACA COURT
CITY OF LAKE ELMO, MINNESOTA
PROJECT NO. 13688.000**

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**2006 OVERLAYS
IRVIN COURT, IRVIN CIRCLE, ISLE AVENUE, IVY COURT,
AND JAMACA COURT
CITY OF LAKE ELMO, MINNESOTA**

I. INTRODUCTION

In an effort to keep its streets in good condition, the City of Lake Elmo routinely performs timely maintenance to its streets. The City has developed a 5-year Capital Improvements Plan to schedule and budget for these repairs. The Plan was developed by the Public Works Department in conjunction with the Finance Department. The City Council has adopted the 5-year Plan.

Irvin Court, Isle Avenue, and Ivy Court were all originally constructed in 1977. Currently, the surface of these streets is in poor condition. The bituminous surface is cracking and potholing. The roadway width is 32 feet (face to face) with bituminous curb. Each street has a cul-de-sac with a 92-foot diameter. As-built record drawings indicate 2 inches of bituminous with 6 inches of gravel base on these streets.

Irvin Circle was constructed in 1976. The surface is now in poor condition. Cracking and potholing has occurred on the bituminous surface. The roadway width is 32 feet (face to face) with bituminous curb and a cul-de-sac with a 92-foot diameter. As-built record drawings indicate 2 inches of bituminous with 4 inches of gravel base for this street.

Jamaca Court was constructed in the mid-1970s. As-built record drawings indicate that this street was previously overlayed in 1983. This street has experienced cracking and potholing of the bituminous surface. There is no cul-de-sac at the end of the street.

II. INITIATION

The City Council initiated this Project. A 4/5th's vote of the City Council is necessary to order this Project.

III. IMPROVEMENT

Due to the amount of linear and alligator cracking, evidence of potholing, and break-up of curb, we propose removing the existing bituminous surface (by reclaiming), and

incorporating it into the existing gravel base. Subgrade repairs will be made where necessary.

The new streets would be repaved with 1-1/2 inches of bituminous base (including bituminous curb) and 1-1/2 inches of bituminous wear course for Irvin Court, Irvin Circle, Isle Avenue, and Ivy Court.

The same process is proposed for Jamaca Court, except there will not be any bituminous curb placed on this street. Also, the existing turn-around will be enhanced within the constraints of the existing right-of-way.

The new surface will be saw cut and sealed to prevent new random cracks from developing prematurely.

In order to preserve existing lawns and minimize restoration costs, new streets with bituminous curb will be somewhat narrower than the existing streets. Restoration with topsoil seed and wood fiber blanket will be done after the street is paved.

This Project will extend the life of the streets an additional 15 to 20 years.

IV. PERMITS AND APPROVALS

A Pollution Control Agency (MPCA) permit for erosion control is required.

V. ESTIMATED PROJECT COSTS

The prices quoted herein are estimates only. The actual cost of the work will be determined through the public bidding process. A detailed cost estimate is located in the Appendix.

<u>Item</u>	<u>Estimated Cost</u>
Estimated Construction Cost	\$ 189,250.00
Indirect Costs	<u>\$ 25,000.00</u>
Estimated Project Cost	\$ 214,250.00

VI. PROJECT FINANCING

This Project will be financed by assessments to benefiting properties and from the City's general levy.

Item	Amount
Estimated Project Cost	\$ 214,250.00
Assessable Cost	<u>\$ 54,978.00</u>
City Cost	\$ 159,272.00

VII. PROJECT ASSESSMENTS

The City's assessment policy on street improvement projects is to assess each property uniformly, according to zoning classification. The assessment rate is held consistent year to year, with only an adjustment for inflation. For this Project, all properties are in the R-1 (SRD) zone, and have a proposed assessment rate for this Project of \$1,309.00 per buildable lot. There are 42 assessable units on this Project.

VIII. RIGHT-OF-WAY

No additional right-of-way is required.

IX. PROJECT SCHEDULE

The proposed Project schedule is as follows:

- | | |
|--|-------------------|
| 1. Feasibility Report Received by City Council | June 20, 2006 |
| 2. Public Hearing | July 5, 2006 |
| 3. City Council Authorizes Preparation of Plans and Specifications | July 5, 2006 |
| 4. City Council Approves Plans, Authorizes Advertisement for Bids | July 18, 2006 |
| 5. Open Bids | August 11, 2006 |
| 6. City Council Awards Bid | August 15, 2006 |
| 7. Contractor Begins Construction | August 28, 2006 |
| 8. Contractor Completes Construction | October 1, 2006 |
| 9. Assessment Hearing | September 1, 2006 |

X. STATEMENT OF FEASIBILITY

The construction of the street improvements considered in this Report is feasible from an engineering standpoint. The economic feasibility is to be determined by the City Council.

XI. RECOMMENDATION

We recommend the City proceed with the improvements as proposed.

APPENDIX

ESTIMATED CONSTRUCTION COST

2006 OVERLAYS

IRVIN COURT, IRVIN CIRCLE, ISLE AVENUE, IVY COURT, JAMACA COURT

CITY OF LAKE ELMO, MINNESOTA

TKDA PROJECT NO. 13688.000

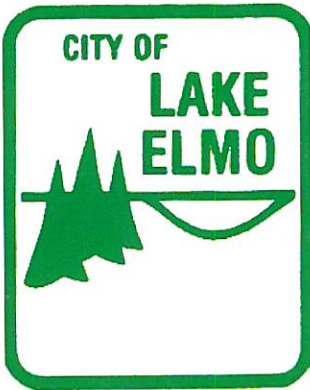
Item	Unit	Quantity	Unit Price	Amount
Mobilization	LS	1	\$ 10,000.00	\$ 10,000.00
Reclaim Bituminous Surface	SY	13,900	\$ 1.25	\$ 17,375.00
Repair and Adjust Catch Basin	EA	6	\$ 800.00	\$ 4,800.00
Adjust Gate Valve	EA	2	\$ 150.00	\$ 300.00
Grade Gravel Base	RS	37	\$ 150.00	\$ 5,550.00
Bituminous Base Course	TN	1,346	\$ 50.00	\$ 67,300.00
Bituminous Wear Course	TN	1,230	\$ 55.00	\$ 67,650.00
Tack Coat	GAL	745	\$ 3.00	\$ 2,235.00
Bituminous Driveway Patching	SY	390	\$ 20.00	\$ 7,800.00
Saw And Seal Pavement	LF	2,600	\$ 1.65	\$ 4,290.00
Seeding, Incl. Seed, Fertilizer, and Wood Fiber Blanket	SY	650	\$ 3.00	\$ 1,950.00
Total Estimated Construction Cost				\$ 189,250.00

CITY OF LAKE ELMO, MINNESOTA
 2006 OVERLAY PROJECT
 JAMACA COURT N, IRVIN CIRCLE N, ISLE AVE N, AND IVY COURT N
 TKDA PROJECT NO. 13688.000

NO.	NAME	ADDRESS		GEOCODE	UNITS	PRELIMINARY ASSESSMENT
1	PAUL J WEBER	9179 JAMACA CT N	LAKE ELMO	55042	1502921320025	1 \$ 1,309.00
2	GARY L & TERRY J DUKE	9184 JAMACA CT N	LAKE ELMO	55042	1502921320027	1 \$ 1,309.00
4	RUSSELL E RUD & DIANE PRINCE-	9033 JAMACA CT N	LAKE ELMO	55042	1502921320024	1 \$ 1,309.00
5	ROBERT H LOFGREN	9055 JAMACA CT N	LAKE ELMO	55042	1502921320023	1 \$ 1,309.00
6	STEVE R ROMANECH &	9089 JAMACA CT N	LAKE ELMO	55042	1502921320022	1 \$ 1,309.00
7	BLAINE R MORGAN	9115 JAMACA CT N	LAKE ELMO	55042	1502921320021	1 \$ 1,309.00
8	JAMES A MASTERMAN	9165 JAMACA CT N	LAKE ELMO	55042	1502921320020	1 \$ 1,309.00
9	MICHAEL T & THOMAS I HICKEY	9170 JAMACA CT N	LAKE ELMO	55042	1502921320026	1 \$ 1,309.00
11	RICHARD L & JOYCE T SANDERS	9038 JAMACA CT N	LAKE ELMO	55042	1502921320010	1 \$ 1,309.00
12	TIMOTHY A SAURO	9060 JAMACA CT N	LAKE ELMO	55042	1502921320019	1 \$ 1,309.00
13	BRIAN A & VICTORIA M HALL	9090 JAMACA CT N	LAKE ELMO	55042	1502921320018	1 \$ 1,309.00
14	STANLEY W HAUSER	9110 JAMACA CT	LAKE ELMO	55042	1502921320017	1 \$ 1,309.00
15	LORILEE K ZIEMER	9130 JAMACA CT N	LAKE ELMO	55042	1502921320016	1 \$ 1,309.00
16	QUANG PHUNG & SANDRA A GROTH	9150 JAMACA CT N	LAKE ELMO	55042	1502921320015	1 \$ 1,309.00
17	MARK F & THERESA L SCHULZ	4030 ISLE AVE N	LAKE ELMO	55042	0902921440028	1 \$ 1,309.00
18	DENNIS J & PATRICIA R MOGREN	4033 ISLE AVE N	LAKE ELMO	55042	0902921440014	1 \$ 1,309.00
19	JAMES R & WANDA M JOINER	4061 IRVIN CIR N	LAKE ELMO	55042	0902921430030	1 \$ 1,309.00
20	GARY B & KRISTI L JOHNSON	4060 IRVIN CIR N	LAKE ELMO	55042	0902921430029	1 \$ 1,309.00
21	STEVEN A HANSEN	4077 ISLE AVE N	LAKE ELMO	55042	0902921440027	1 \$ 1,309.00
22	WAYNE M & JOANNE L WEGWERTH	4070 ISLE AVE N	LAKE ELMO	55042	0902921430031	1 \$ 1,309.00
23	BRUCE E & PAMELA D WYLIE	4091 IRVIN CIR N	LAKE ELMO	55042	0902921430028	1 \$ 1,309.00
24	MONTY E & RITA F GIRARD	4100 IRVIN CIR N	LAKE ELMO	55042	0902921440012	1 \$ 1,309.00
25	CLARENCE E JR & BAR KIESLING	4111 ISLE AVE N	LAKE ELMO	55042	0902921440026	1 \$ 1,309.00
26	BRIAN/MARGARET/GORDON JOHNSC	4120 ISLE AVE N	LAKE ELMO	55042	0902921430032	1 \$ 1,309.00
27	KENNETH V & MARY N KROISS	4131 IRVIN CIR N	LAKE ELMO	55042	0902921430027	1 \$ 1,309.00
28	PAUL R & JOSEPHINE A BOYER	4140 IRVIN CIR N	LAKE ELMO	55042	0902921430033	1 \$ 1,309.00
30	ALAN B & GAIL L KUNDE	4171 IRVIN CIR N	LAKE ELMO	55042	0902921430026	1 \$ 1,309.00
32	JAMES L WATTERS & J M EKERN	4180 IRVIN CIR N	LAKE ELMO	55042	0902921430012	1 \$ 1,309.00
33	MICHAEL C & ROBERTA L BELDE	4255 IRVIN CT N	LAKE ELMO	55042	0902921440020	1 \$ 1,309.00
34	ROGER A CHIN	4220 IVY CT N	LAKE ELMO	55042	0902921440017	1 \$ 1,309.00
35	JOHN A KWAITKOWSKI	4280 IVY CT N	LAKE ELMO	55042	0902921440017	1 \$ 1,309.00

DECLARATION OF INTEREST

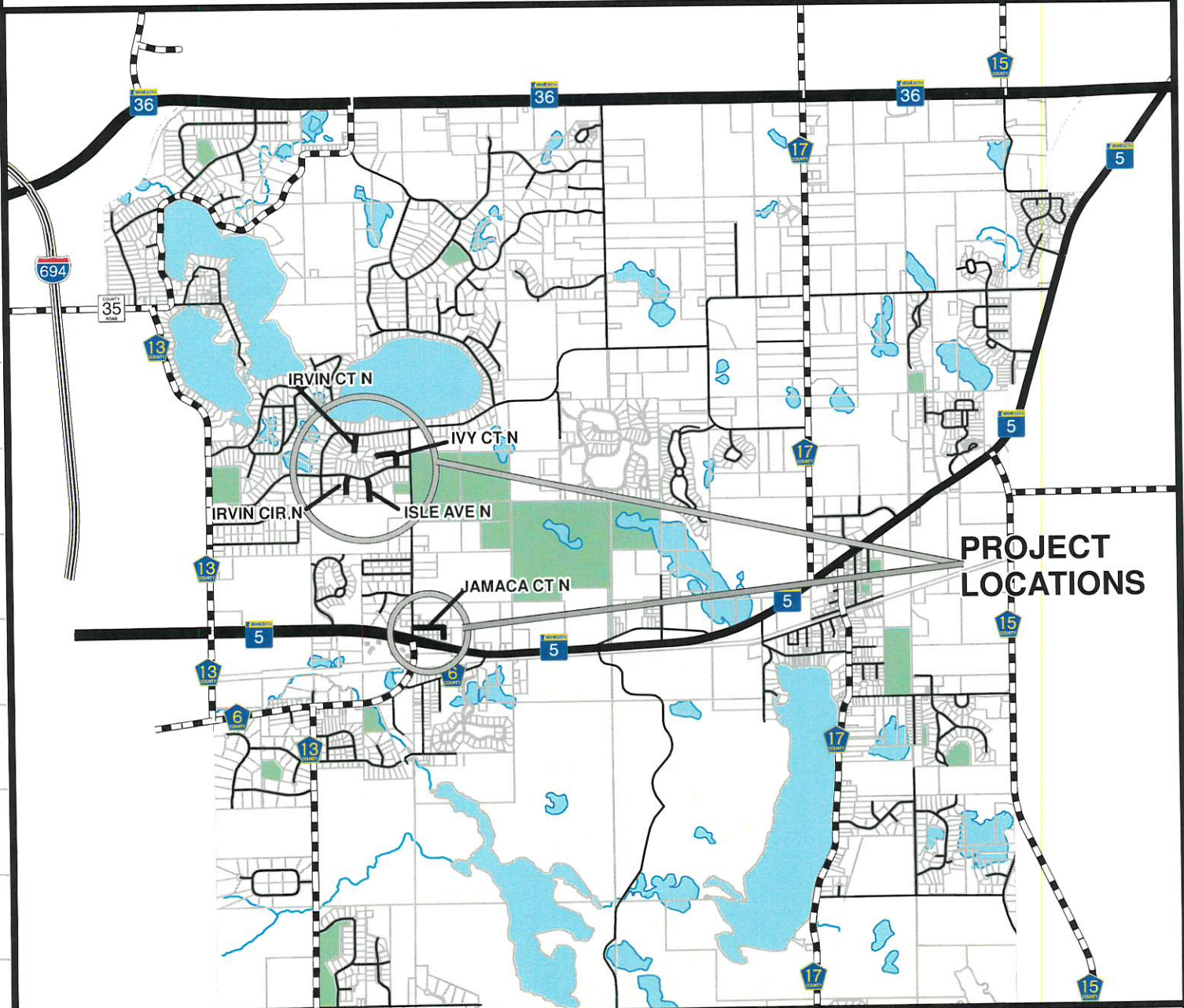
NO.	NAME	ADDRESS	GEOCODE	UNITS	PRELIMINARY ASSESSMENT
36	GLEN W PETERSON	4260 IVY CT N	55042	0902921440018	1 \$ 1,309.00
37	MARTIN J & COLLEEN M DOBBS	4240 IVY CT N	55042	0902921440019	1 \$ 1,309.00
38	ROBERT E WEYER	4215 IVY CT N	55042	0902921440016	1 \$ 1,309.00
39	ROGER M & JUDITH A KNUTSON	4240 IRVIN CT N	55042	0902921430011	1 \$ 1,309.00
40	TIMOTHY J & DENISE A CARNEY	4260 IRVIN CT N	55042	0902921430010	1 \$ 1,309.00
41	THOMAS J & SUZANNE M HUEBSCH	4285 IVY CT N	55042	0902921410023	1 \$ 1,309.00
42	TED R & BARBARA A HUNTLEY	4275 IVY CT N	55042	0902921410022	1 \$ 1,309.00
43	THEODORE R & BONNIE JAROSCH	4277 IRVIN CT N	55042	0902921410024	1 \$ 1,309.00
44	CRAIG J & BARBARA J HAWKINS	4255 IVY CT N	55042	0902921410021	1 \$ 1,309.00
45	JODY L & REBECCA J GREGG	4280 IRVIN CT N	55042	0902921420019	1 \$ 1,309.00
46	STEVEN D & BARBARA DIEDRICHS	4235 IVY CT N	55042	0902921410020	1 \$ 1,309.00
					42
					\$54,978.00



EXHIBITS

2006 OVERLAYS

EXHIBIT A - SHEET 1
EXHIBIT B - SHEET 2



TKDA

ENGINEERS • ARCHITECTS • PLANNERS

JUNE 20, 2006

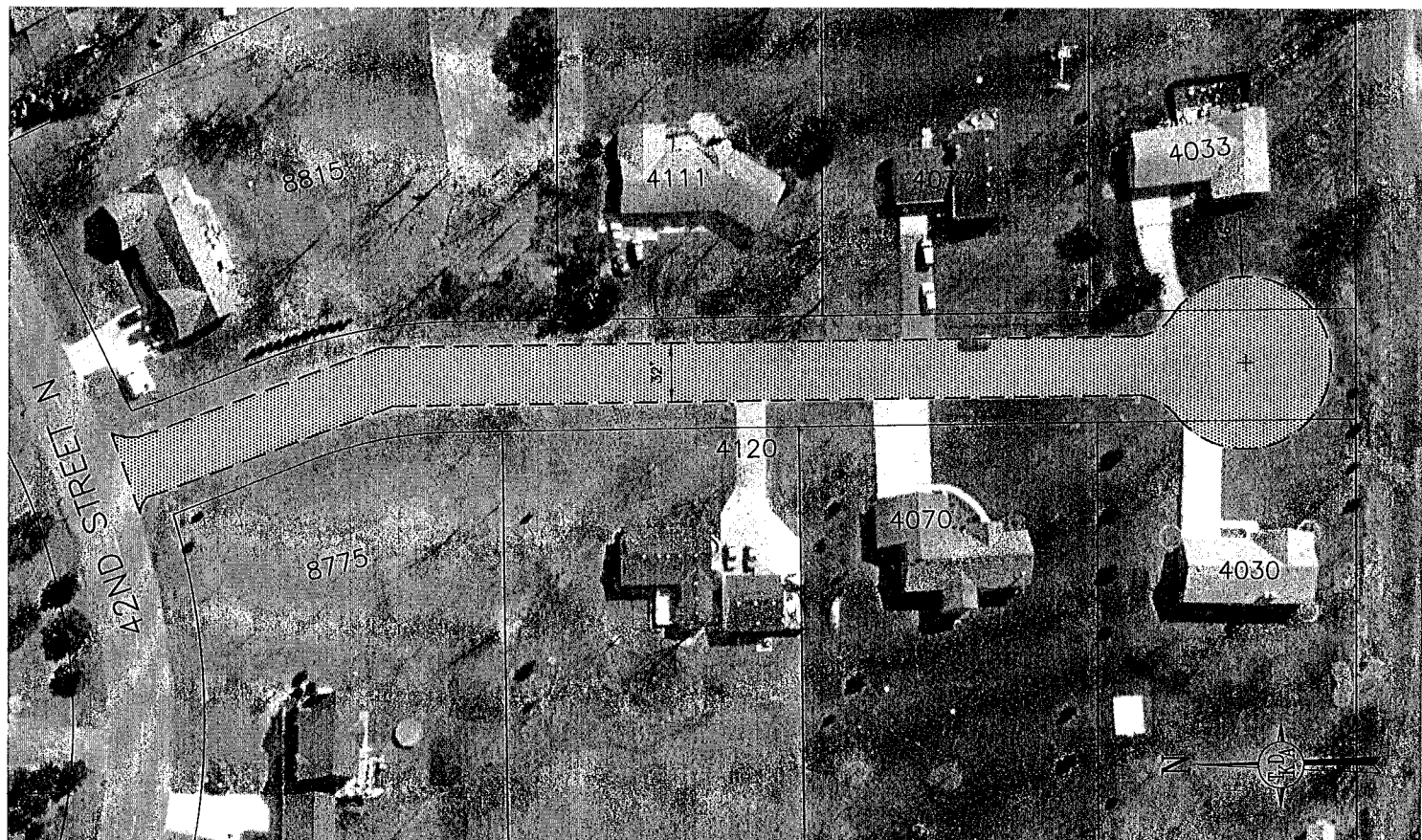
TKDA PROJECT NO. 13688.000



IRVIN COURT N



IRVIN CIRCLE N



ISLE AVENUE N



IVY COURT N

NO.	DATE	BY	DESCRIPTION OF REVISIONS

DESIGNED TDP	DRAWN RWS	I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
CHECKED TDP	DATE	
		THOMAS D. PREW LIC. NO. 19621

TKDA
ENGINEERS • ARCHITECTS • PLANNERS

2006 OVERLAYS	
LAKE ELMO	MINNESOTA
CLIENT NO.	MSA NO.

EXHIBIT A IRVIN CT N, IRVIN CIRCLE N, ISLE AVE N, IVY CT N
SHEET NO. 1 OF 2 SHEETS

PROJECT NO. 13688.000
RECORD NO.

FIELD BOOK:
Plot Date: 06/16/2006
Drawn by: K. G. m. LakeElmo\13688000\mua\dwg\ExhibitA_13688.dwg
Xref: base



FIELD BOOK:
Plot Date: 06/16/2006
Drawing name: K:\9-m\LakeElmo\13688000\mum\dwgs\ExhibitB_13688.dwg
Author: kws

NO.	DATE	BY	DESCRIPTION OF REVISIONS

DESIGNED TDP	DRAWN RWS
CHECKED TDP	

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED
BY ME OR UNDER MY DIRECT SUPERVISION AND THAT
I AM A DULY LICENSED PROFESSIONAL ENGINEER
UNDER THE LAWS OF THE STATE OF MINNESOTA

THOMAS D. PREW
DATE _____ LIC. NO. 19621

TKDA
ENGINEERS • ARCHITECTS • PLANNERS

2006 OVERLAYS	
LAKE ELMO	MINNESOTA
CLIENT NO.	MSA NO.

EXHIBIT B JAMACA COURT N FROM JAMACA AVENUE N TO END
SHEET NO. 2 OF 2 SHEETS

PROJECT NO. 13688.000
RECORD NO.

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2006-056

A RESOLUTION RECEIVING THE FEASIBILITY REPORT
AND ORDERING PLANS AND SPECIFICATIONS FOR 2006 MSA RESURFACING
(45TH Street, Julep Avenue, and 47th Street)

WHEREAS, a feasibility report has been prepared by TKDA with reference to the MSA Resurfacing, and this report was received by the City Council on June 20, 2006.

WHEREAS, the report provides information regarding whether the proposed project is necessary, cost-effective, and feasible,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAKE ELMO, MINNESOTA:

1. The Lake Elmo City Council will consider the resurfacing improvements of 45th Street North, Julep Avenue, and 47th Street, in accordance with the report and the assessment of abutting property for all or a portion of the cost of the improvement pursuant to Minnesota Statutes Chapter 429 at an estimated cost of the improvement of \$335,400.00.
2. A Public Hearing has been ordered on said resurfacing improvement on the 5th day of July, 2006 at Lake Elmo City Hall, 7:00 p.m. and the clerk shall give mailed and published notice of such hearing improvement as required by law.

ADOPTED by the Lake Elmo City Council this 20th day of June, 2006.

Dean A. Johnston, Mayor

ATTEST:

Martin J. Rafferty City Administrator

FEASIBILITY REPORT

2006 MSA RESURFACING 45th STREET, JULEP AVENUE, AND 47th STREET

CITY OF LAKE ELMO, MINNESOTA

Date:
Project No.

June 20, 2006
13687.000

TKDA

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1500 Piper Jaffray Plaza
444 Cedar Street
Saint Paul, MN 55101-2140

(651) 292-4400
(651) 292-0083 Fax
www.tkda.com

JUNE 20, 2006


FEASIBILITY REPORT

**2006 MSA RESURFACING
45th STREET, JULEP AVENUE, 47th STREET**

CITY OF LAKE ELMO, MINNESOTA

TKDA PROJECT NO. 13687.000

I hereby certify that this Feasibility Report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



Thomas D. Prew, P.E.
License No. 19621

**2006 MSA RESURFACING
45TH STREET, JULEP AVENUE, 47TH STREET
CITY OF LAKE ELMO, MINNESOTA
PROJECT NO. 13687.000**

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**2006 MSA RESURFACING
45TH STREET, JULEP AVENUE, 47TH STREET
CITY OF LAKE ELMO, MINNESOTA**

I. INTRODUCTION

In an effort to keep its streets in good condition, the City of Lake Elmo routinely performs timely maintenance to its streets. The City has developed a 5-year Capital Improvements Plan to schedule and budget for these repairs. The Plan was developed by the Public Works Department in conjunction with the Finance Department. The City Council has adopted the 5-year Plan.

M.S.A.S. Route No. 104 from Jane Road to Keats Avenue was constructed in 1984, and continued from Keats Avenue to Kimbro Avenue in 1988. Currently, the surface of these streets are in poor condition. The roadway has experienced cracking and potholing of the bituminous surface. The entire route is 6,560 feet long. The roadway width is 24 feet with 4-foot gravel shoulders from Jane Road to Keats Avenue. The roadway is 24 feet wide with 4-foot bituminous shoulders from Keats Avenue to Kimbro Avenue.

As-built record drawings indicate that there is 3-1/2 inches of bituminous with 6 inches of gravel base placed on the 1984 section, and 3-1/2 inches of bituminous with 8 inches of gravel base placed on the 1988 section.

Resurfacing of these streets would be eligible for State Aid Funds.

II. INITIATION

The City Council initiated this Project. A 4/5th's vote of the City Council is necessary to order this Project.

III. IMPROVEMENT

Due to the amount of cracking and number of potholes from Jane Road to Keats Avenue, we propose removing the existing 3-1/2 inches of bituminous surface (by reclaiming), repairing the subgrade where necessary, and repaving with 2 inches of bituminous base and 1-1/2 inches of bituminous wear course. Also, in accordance with the Mn/DOT Bikeway Manual, we propose 4-foot paved shoulders, which is the minimum width to accommodate bicycle traffic. The street will be re-stripped in accordance to Mn/DOT

requirements. In order to reduce the impact and cost of paving the shoulders, the street would have 11-foot wide driving lanes.

The roadway from Keats Avenue to Kimbro Avenue was constructed four years later and has an additional 2 inches of gravel base. Therefore, there are fewer distresses than the roadway constructed in 1984. For this segment, we propose a 2-inch overlay of bituminous wear course. All areas of major cracking or potholing will be removed 4 inches deep and replaced with bituminous base course prior to the overlay.

Prior to performing this work, the streets will be reviewed for any subgrade correction that may be necessary. The new surface will be saw cut and sealed to reduce random cracks from developing prematurely.

This Project will extend the life of these streets an additional 15 to 20 years.

IV. PERMITS AND APPROVALS

Minnesota Department of Transportation (MDT) – Division of State Aid approval is required.

Minnesota Pollution Control Agency (MPCA) permit for erosion control is required.

V. ESTIMATED PROJECT COSTS

The prices quoted herein are estimates only. The actual cost of the work will be determined through the public bidding process. A detailed cost estimate is located in the Appendix.

<u>Item</u>	<u>Estimated Cost</u>
Estimated Construction Cost	\$ 279,400.00
Indirect Costs	<u>\$ 56,000.00</u>
Estimated Project Cost	\$ 335,400.00

VI. PROJECT FINANCING

This Project will be financed by assessments to benefiting properties and from Municipal State Aid Construction Funds. The project costs will be 100% State Aid eligible. We have sufficient funds in our Municipal State Aid Account to finance this Project.

VII. PROJECT ASSESSMENTS

The City's assessment policy on street improvement projects is to assess each property uniformly, according to zoning classification. The assessment rate is held consistent year to year, with only an adjustment for inflation. For this Project, all properties are in the RAD, and have a proposed assessment rate for this Project of \$1,832.00 per buildable lot. There are 12 assessable units on this Project.

VIII. RIGHT-OF-WAY

No additional right-of-way is required.

IX. PROJECT SCHEDULE

The proposed Project schedule is as follows:

- | | |
|--|-------------------|
| 1. Feasibility Report Received by City Council | June 20, 2006 |
| 2. Public Hearing | July 5, 2006 |
| 3. City Council Authorizes preparation of Plans and Specifications | July 5, 2006 |
| 4. City Council Approves Plans, Authorizes Advertisement for Bids | July 18, 2006 |
| 5. Open Bids | August 11, 2006 |
| 6. City Council Awards Bid | August 15, 2006 |
| 7. Contractor Begins Construction | August 28, 2006 |
| 8. Contractor Completes Construction | October 1, 2006 |
| 9. Assessment Hearing | September 1, 2006 |

X. STATEMENT OF FEASIBILITY

The construction of the street improvements considered in this Report is feasible from an engineering standpoint. The economic feasibility is to be determined by the City Council.

XI. RECOMMENDATION

We recommend the City proceed with the improvements as proposed.

APPENDIX

ESTIMATED CONSTRUCTION COST

2006 MSA RESURFACING

45TH STREET, JULEP AVENUE, 47TH STREET

CITY OF LAKE ELMO, MINNESOTA

TKDA PROJECT NO. 13687.000

Item	Unit	Quantity	Unit Price	Amount
Mobilization	LS	1	\$ 15,000.00	\$ 15,000.00
Reclaim Bituminous Surface	SY	10,530	\$ 1.50	\$ 15,795.00
Bituminous Patching (4" Depth)	SY	550	\$ 15.00	\$ 8,250.00
Grade Gravel Base	RS	40	\$ 225.00	\$ 9,000.00
Bituminous Base Course	TN	1,725	\$ 50.00	\$ 86,250.00
Bituminous Wear Course	TN	2,300	\$ 55.00	\$ 126,500.00
Tack Coat	GAL	1,120	\$ 3.00	\$ 3,360.00
Saw And Seal Pavement	LF	5,250	\$ 2.00	\$ 10,500.00
4" Solid White Line (Latex Paint)	LF	13,120	\$ 0.20	\$ 2,624.00
4" Solid Yellow Line (Latex Paint)	LF	8,000	\$ 0.20	\$ 1,600.00
4" Broke Yellow Line (Latex Paint)	LF	2,600	\$ 0.20	\$ 520.00
Total Estimated Construction Cost				\$ 279,399.00

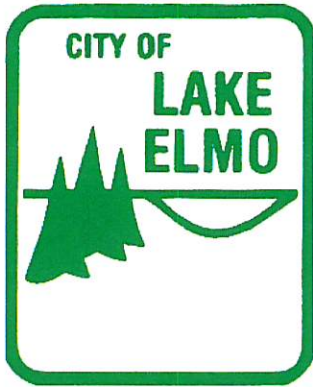
PRELIMINARY ASSESSMENT ROLL

CITY OF LAKE ELMO, MINNESOTA
2006 MSA RESURFACING - 45TH STREET, JULEP AVENUE, 47TH STREET
TKDA PROJECT NO. 13687.000

DATED: JUNE 20, 2006

No.	Name	Address	Geocode	Units	Preliminary Assessment
1	DAYA YANG & RADY YANG	9425 45TH STREET NORTH	1002921310004	1	\$ 1,832.00
2	JOHN & JANET BERSCHENS	9579 45TH STREET NORTH	1002921420001	1	\$ 1,832.00
3	JOHN & JANET BERSCHENS	9579 45TH STREET NORTH	1002921120002	1	\$ 1,832.00
4	JOHN & JANET BERSCHENS	9579 45TH STREET NORTH	1002921130002	1	\$ 1,832.00
5	DELMAR F & JOAN EDER	4515 JULEP AVENUE NORTH	1002921140003	1	\$ 1,832.00
6	MYRTLE E EDER	9825 47TH STREET NORTH	1002921140001	6	\$ 10,992.00
7	PATRICK M & JEAN M O'NEILL	10133 47TH STREET NORTH	1102921230003	1	\$ 1,832.00
8	ROSALIE E WAHL-TRUSTEE OF THE	10231 47TH STREET NORTH	1102921230002	1	\$ 1,832.00
9	ROBERT D & HELEN W JOHNSON	10323 47TH STREET NORTH	1102921240007	1	\$ 1,832.00
10	GILBERT & VIOLA SULLWOLD *	10190 47TH STREET NORTH	1102921210001	0	\$ -
				14	\$ 25,648.00

*This property is in Agricultural Preserve



EXHIBITS

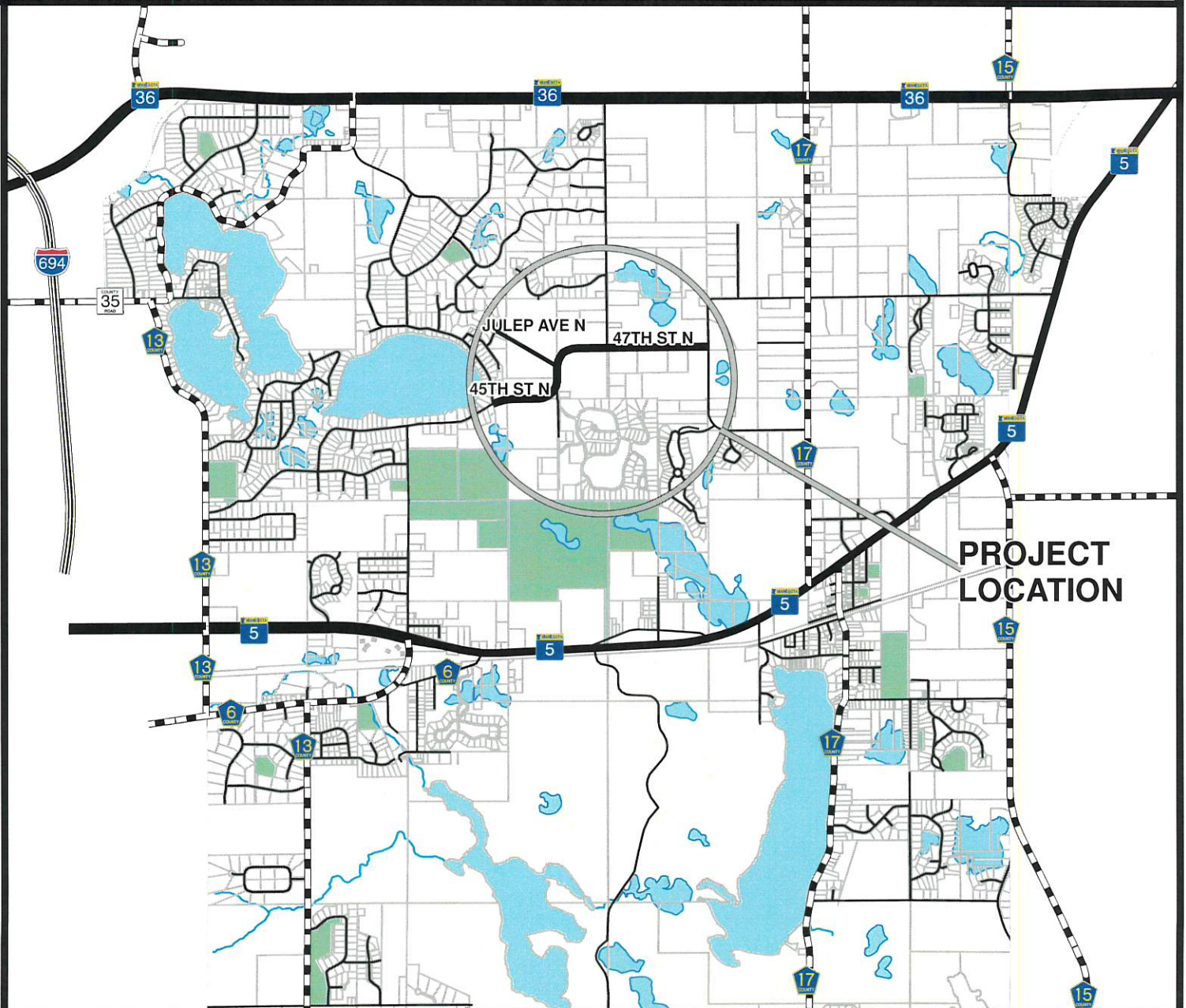
2006 MSA RESURFACING

EXHIBIT A - SHEET 1

EXHIBIT B - SHEET 2

EXHIBIT C - SHEET 3

EXHIBIT D



TKDA

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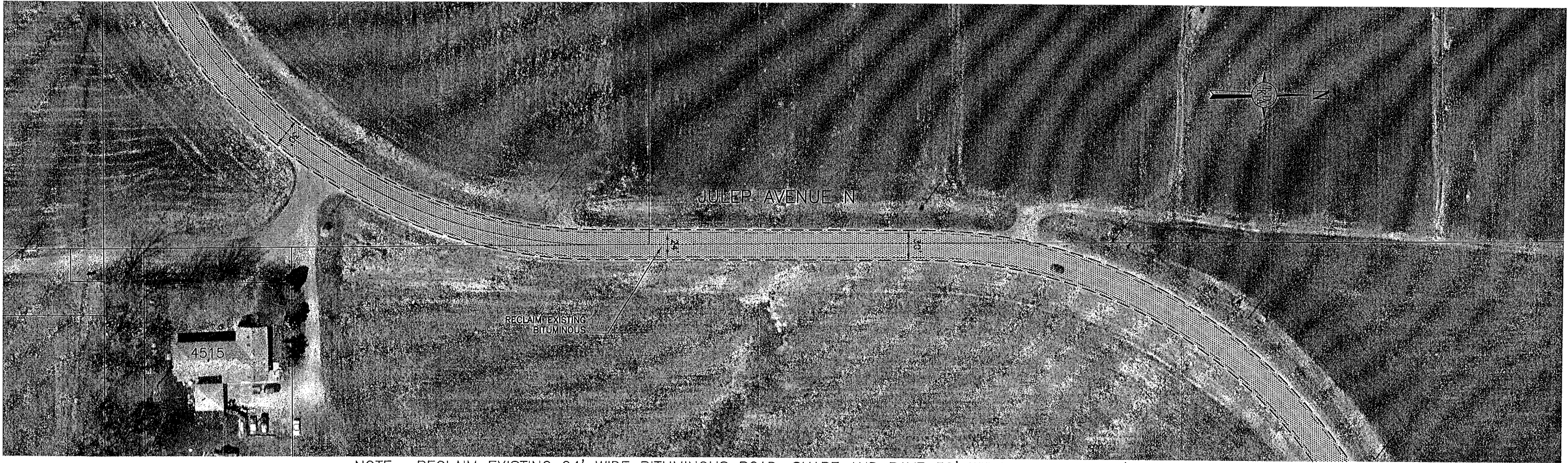
JUNE 20, 2006

TKDA PROJECT NO. 13687.000



SEE ABOVE

NOTE: RECLAIM EXISTING 24' WIDE BITUMINOUS ROAD, SHAPE AND PAVE 30' WIDE TO INCLUDE 4' PAVED SHOULDERS



NOTE: RECLAIM EXISTING 24' WIDE BITUMINOUS ROAD, SHAPE AND PAVE 30' WIDE TO INCLUDE 4' PAVED SHOULDERS

SEE SHEET 2

NO.	DATE	BY	DESCRIPTION OF REVISIONS

DESIGNED TDP	DRAWN RWS	I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA THOMAS D. PREW DATE _____ LIC. NO. <u>19621</u>
CHECKED TDP		

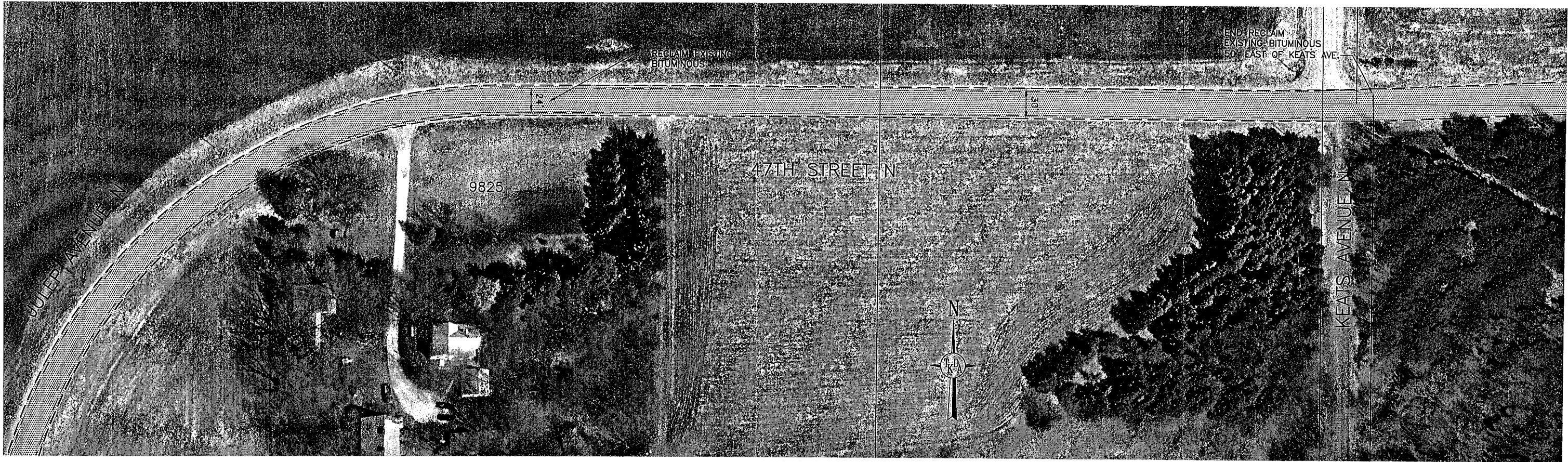
TKDA
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2006 MSA RESURFACING	
LAKE ELMO	MINNESOTA
CLIENT NO.	MSA NO.

EXHIBIT A 45TH STREET N AND JULEP AVENUE N FROM JANE ROAD N TO 47TH STREET N	
	SHEET NO. 1 OF 3 SHEETS

PROJECT NO. 13687.000
RECORD NO.

FIELD BOOK:
Plot Date: 06/18/2008
Drawing: K:\gmn\LakeElmo\13687000\mum\45th\45thA.dwg
Xref(s): b08e



SEE BELOW

SEE SHEET 1

NOTE: RECLAIM EXISTING 24' WIDE BITUMINOUS ROAD, SHAPE AND PAVE 30' WIDE TO INCLUDE 4' PAVED SHOULDERS



SEE SHEET 3

SEE ABOVE

NOTE: 2" BITUMINOUS WEAR COURSE OVERLAY - PATCH AS DIRECTED BY ENGINEER.

NO.	DATE	BY	DESCRIPTION OF REVISIONS

DESIGNED TDP	DRAWN RWS	I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA
CHECKED TDP	THOMAS D. PREW	DATE _____ LIC. NO. 19621

TKDA
ENGINEERS • ARCHITECTS • PLANNERS

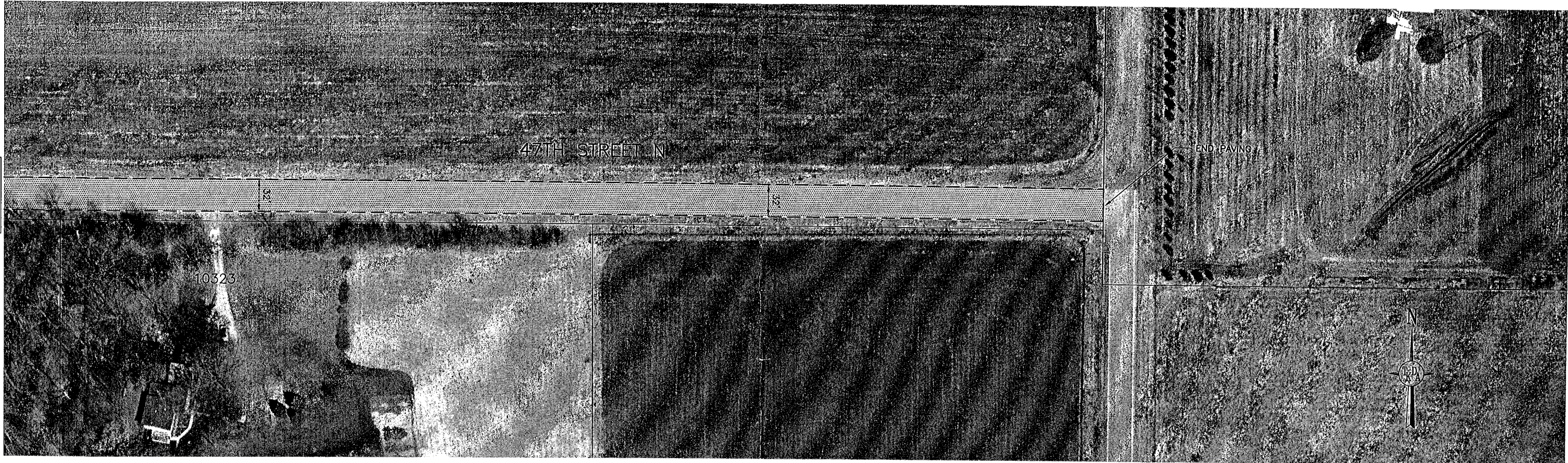
2006 MSA RESURFACING
LAKE ELMO MINNESOTA
CLIENT NO. _____ MSA NO. _____

EXHIBIT B 47TH STREET N FROM JULEP AVENUE N TO 1,670' E OF KEATS AVENUE N SHEET NO. 2 OF 3 SHEETS

PROJECT NO. 13687.000
RECORD NO.

FIELD BOOK:
Plot Date: 06/16/2006
Drawing name: K:\g-m\LakeElmo\13687000\mura\dwg\ExhibitB.dwg
Xrefs: base

SEE SHEET 2



NOTE: 2" BITUMINOUS WEAR COURSE OVERLAY – PATCH AREAS AS DIRECTED BY ENGINEER.

FIELD BOOK:
Plot Date: 06/16/2006
Drawn by: K. Lynn
Xref: base
Project: 13687000\mum\dwg\ExhibitC.dwg

NO.	DATE	BY	DESCRIPTION OF REVISIONS

DESIGNED TDP	DRAWN RWS	I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA THOMAS D. PREW LIC. NO. 19621
CHECKED TDP		

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2006 MSA RESURFACING	
LAKE ELMO	MINNESOTA
CLIENT NO.	MSA NO.

EXHIBIT C 47TH STREET N FROM 1,670' E OF KEATS AVENUE N TO KIMBRO AVENUE N	
SHEET NO. 3 OF 3 SHEETS	

PROJECT NO. 13687.000
RECORD NO.



2006 MSA
RESURFACING
EXHIBIT D

JUNE 20, 2006



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JUN 15 2006

EC.

1500 Piper Jaffray Plaza
444 Cedar Street
Saint Paul, MN 55101-2140

(651) 292-4400
(651) 292-0083 Fax
www.tkda.com

June 15, 2006

Honorable Mayor and City Council
City of Lake Elmo, Minnesota

Re: Approve Plans and Specifications
Northern Watermain Extension
City of Lake Elmo, Minnesota
TKDA Project No. 13552.000

Dear Mayor and City Council;

Plans are complete for the Northern Watermain Extension Project. As you may recall, this project extends the watermain from Sanctuary to Discover Crossing; and from Discover Crossing to Hidden Meadows.

We have agreed on an easement location with the property owners involved, although we are still working through the easement acquisition process. We would like to receive bids on this project now, so that when the easements are acquired we will have a contractor ready to start.

We will not award this project until we are certain that the easements will be acquired.

City Council Action Requested

Approve a resolution approving plans and specifications and authorizing the advertisement for bids.

Sincerely,



Thomas D. Prew, P. E.
City Engineer

TDP:cme

**CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA**

**RESOLUTION NO. 2006-057
A RESOLUTION APPROVING PLANS AND SPECIFICATIONS AND
ORDERING ADVERTISEMENT FOR BIDS
NORTHERN WATER MAIN EXTENSION
(Project extends the water main from Sanctuary to Discover Crossing
and from Discover Crossing to Hidden Meadows)**

WHEREAS, the City Engineer has prepared plans and specifications for the Northern Water Main Extension and has presented such plans and specifications to the Council for approval.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF LAKE ELMO, MINNESOTA:

1. Such plans and specifications, a copy of which is attached hereto and made a part hereof, are hereby approved.
2. Th City Clerk shall prepare and cause to be inserted in the official paper and in the Construction Bulletin an advertisement for bids upon the making of such improvement under such approved plans and specifications. The advertisement shall be published for two weeks, shall specify the work to be done, shall state that bids will be opened and considered by the Council at the July 18, 2006 Council meeting, in the Council chambers of the City Hall, and that no bids will be considered unless sealed and filed with the clerk and accompanied by a cash deposit, cashier's check, bid bond, or certified check payable to the clerk for 5% of the amount of such bid.

ADOPTED BY THE COUNCIL this 20th day of June, 2006.

Dean A. Johnston, Mayor

ATTEST:

Martin J. Rafferty, City Administrator

8E.

TKDA

ENGINEERS • ARCHITECTS • PLANNERS

RECEIVED

JUN 15 2006

1500 Piper Jaffray Plaza
444 Cedar Street
Saint Paul, MN 55101-2140(651) 292-4400
(651) 292-0083 Fax
www.tkda.com**MEMORANDUM**

To:	<u>Lake Elmo City Council</u>	Reference:	<u>Kaufhold Grading Permit</u>
Copies To:	<u></u>		<u>Public Hearing</u>
	<u></u>		<u>City of Lake Elmo, Minnesota</u>
From:	<u>Thomas Prew, P. E. <i>TP</i></u>	Proj. No.:	<u>13593.000</u>
Date:	<u>June 15, 2006</u>	Routing:	<u></u>
			<u></u>

Mr. James Kaufhold has submitted a grading permit which is over the threshold that requires a Public Hearing.

The plans have been reviewed and approved by both the City and the Valley Branch Watershed District.

The project involves leveling material left from filling done by a previous owner, and improving the drainage in other areas.

The project will not create any new impervious surface. When completed, the graded area will be farmed, or simply left as grass.

We recommend approval of the grading permit in accordance with the plans on file, and subject to a \$1,500.00 escrow. This escrow would be released once the turf is established and no erosion is evident.



City of Lake Elmo

651/777-5510

3800 Laverne Avenue North / Lake Elmo, MN 55042

CITY OF LAKE ELMO Washington County, Minnesota

NOTICE OF PUBLIC HEARING

The Lake Elmo City Council will hold a Public Hearing on Tuesday, June 20, 2006 at 7:00 p.m. at City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota, to consider the application of James Kaufhold, 9999 10th St. N., Lake Elmo, for a grading and excavating permit that results in the moving of 3,000 cubic yards of material in order to raise the southwest corner of the property to match the South East part of lot and to raise the north west corner so that the water does not pond. Pursuant to the Lake Elmo City Code, Section 505.03, Subd. 9A, any grading and excavating plans that result in the moving of 400 cubic yards of material per acre requires a public hearing and approval of the City Council.

All persons who wish to be heard regarding this grading and excavation permit will be given that opportunity at this public hearing. Written comments will be accepted up until the time of the public hearing.

Sharon Lumby
City Clerk

Published in the Friday, June 2, 2006 Lake Elmo Leader

Fee \$ 100.50

**City of Lake Elmo
DEVELOPMENT APPLICATION FORM**

- | | | |
|--|--|---|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Variance * (See below) | <input type="checkbox"/> Residential Subdivision Preliminary/Final Plat |
| <input type="checkbox"/> Zoning District Amendment | <input type="checkbox"/> Minor Subdivision | <input type="radio"/> 01 - 10 Lots |
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Lot Line Adjustment | <input type="radio"/> 11 - 20 Lots |
| <input type="checkbox"/> Flood Plain C.U.P. Conditional Use Permit | <input type="checkbox"/> Residential Subdivision Sketch/Concept Plan | <input type="radio"/> 21 Lots or More |
| <input type="checkbox"/> Conditional Use Permit (C.U.P.) | <input type="checkbox"/> Site & Building Plan Review | <input type="checkbox"/> Excavating & Grading Permit |
| | | <input type="checkbox"/> Appeal <input type="checkbox"/> PUD |

APPLICANT: JAMES R. KAUFHOLD 9999 10th ST N. LAKE ELMO, MO 65042
(Name) (Mailing Address) (Zip)

TELEPHONES: 612-590-5885
(Home) (Work) (Mobile) (Fax)

FEE OWNER: _____
(Name) (Mailing Address) (Zip)

TELEPHONES: _____
(Home) (Work) (Mobile) (Fax)

PROPERTY LOCATION (Address and Complete (Long) Legal Description): 9999 10th ST. N
SECT-27 TWP-029 RANGE 021 - PART S 1/2 - SE 1/4 - 272931
BEING N 620 FT OF S 720 FT OF W 660 FT OF E 693 FT OF
S 1/2 OF SE 1/4 THEREOF

DETAILED REASON FOR REQUEST: TO RAISE SW CORNER OF PROPERTY TO MATCH
THE SE PART OF LOT AND TO RAISE THE NW CORNER SO THAT THE
WATER DOES NOT POND SINCE THE ADJACENT PROPERTY PUT UP A BURN AND
STOPPED THE WATER FLOW. ALSO NEED TO ~~GET~~ USE UP THE SOIL THAT WAS ON PROPERTY

*VARIANCE REQUESTS: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the Applicant must demonstrate a hardship before a variance can be granted. The hardship related to this application is as follows:

WHEN I PURCHASED THE LAND. WANT WEST PROPERTY TO BE ABOUT 940
AND TAPER TO PROPERTY LINE. JUST WANT TO MAINTAIN THE LAND WITHOUT
GOING OVER RUTS AND HILLS.

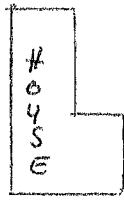
In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

James Kaufhold 1-23-06
Signature of Applicant Date

Signature of Applicant Date

- A - ON APPLICATION FORM
- B - ? AMOUNT (3,000 cy +/-)
- C - COPY OF TAXES - (ATTACHED) ~~EXHIBIT A~~
- D - ATTACHED DRAWINGS (EXHIBIT "A")
- E - NONE BEING IMPACTED BY THIS PROPOSAL
- F - NO TREES - OPEN FIELD
- G - WILL BE RETURNED TO GRASS FIELD AS IT IS NOW. DOING WHAT I WANT TO DO WILL REMOVE THE HUMPS AND RUTS AND MAKE MOWING EASIER. - OR ROW CROPS / HAY
- H - NOT SURE IF THIS IS REQUIRED. N/A
- I - WATER WILL DRAIN ON WEST PROPERTY LINE TO THE SOUTH. THIS WATER DID FLOW TO THE NORTH BUT BECAUSE OF NEW BERM, ON ADJACENT PROPERTY, IT STAYS ON MY PROPERTY. SOUTH PART OF PROPERTY THE WATER WILL DRAIN AS IT DOES NOW. OK
- J - WILL USE THE EROSION FENCE THAT IS THERE NOW AND ADD WERE NECESSARY OK
- K - SMALL AMOUNTS AT A TIME - SHOULD NOT EFFECT ANY TRAFFIC
- L - DO NOT THINK WE NEED THIS. N/A OK
- M - WILL FURNISH OTHER INFORMATION IF REQUIRED
- N - START EARLY PART OF 2006 - WHEN FIELD IS DRY.
- O - DURING THE HOURS OK BY CITY CODE - THERE ARE NO NEIGHBORS
- P - NOT SURE - IF MORE MATERIAL IS NEEDED WILL HAVE SMALL AMOUNTS. CLEAN FILL IS HARD TO GET.

WEST PROPERTY LINE



DRIVE

10th St.

FILL

N

E

S

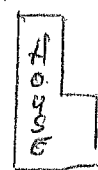
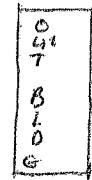
W

FILL
CORNER

FILL
?

FILL

FILL
CORNER



DRIVE

936

INSTALL 2,860 YDS
TYPE 4 EROSION
CONTROL BLANKET
(NAG SC150)

RAISE TO ABOUT
940 ±

938.3

+ 941.0

939.2

+ 939.7

+ 940.2

940

RAISE TO ABOUT
940 ±

ABOUT
940 ±

938

936

934

10th ST.

SD

TKDA

ENGINEERS • ARCHITECTS • PLANNERS

RECEIVED

JUN 15 2006

1500 Piper Jaffray Plaza
444 Cedar Street
Saint Paul, MN 55101-2140(651) 292-4400
(651) 292-0083 Fax
www.tkda.com**MEMORANDUM**

To: Lake Elmo City Council
Copies To: _____

From: Thomas Prew, P. E. *TP*
Date: June 15, 2006

Reference: Krueger Grading Permit
Public Hearing
City of Lake Elmo, Minnesota
Proj. No.: 13593.000
Routing: _____

The Krueger's have submitted a grading permit which is over the threshold that requires a Public Hearing.

The plans have been reviewed and approved by both the City and the Valley Branch Watershed District.

The project involves removing soil from a small hill near their garage and using it to level an area near Lake Elmo Avenue. The level area will be seeded and have turf in the summer. In the winter, it will be used as a parking area for holiday tree sales.

The project will not affect any drainage patterns, or create any new impervious surface.

We recommend approval of the grading permit in accordance with the plans on file, and subject to a \$1,500.00 escrow. This escrow would be released once the turf is established and no erosion is evident.



City of Lake Elmo

651/777-5510

3800 Laverne Avenue North / Lake Elmo, MN 55042

CITY OF LAKE ELMO Washington County, Minnesota

NOTICE OF PUBLIC HEARING

The Lake Elmo City Council will hold a Public Hearing on Tuesday, June 20, 2006, 7:00 p.m. at City Hall, 3800 Laverne Avenue North, Lake Elmo, Minnesota, to consider the application of Neil Krueger, 4452 Lake Elmo Avenue N., Lake Elmo, for a grading and excavating permit that results in the moving of 1,806 cubic yards of material in order to provide a larger flat area for Christmas tree sales and better parking. Pursuant to the Lake Elmo City Code, Section 505.03, Subd. 9A, any grading and excavating plans that result in the moving of 400 cubic yards of material per acre requires a public hearing and approval of the City Council.

All persons who wish to be heard regarding this grading and excavation permit will be given that opportunity at this public hearing. Written comments will be accepted up until the time of the public hearing.

Sharon Lumby
City Clerk

Published in the Friday, June 2, 2006 Lake Elmo Leader



printed on recycled paper

City of Lake Elmo DEVELOPMENT APPLICATION FORM

- | | | |
|--|--|---|
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Variance * (See below) | <input type="checkbox"/> Residential Subdivision Preliminary/Final Plat |
| <input type="checkbox"/> Zoning District Amendment | <input type="checkbox"/> Minor Subdivision | <input type="radio"/> 01 - 10 Lots |
| <input type="checkbox"/> Text Amendment | <input type="checkbox"/> Lot Line Adjustment | <input type="radio"/> 11 - 20 Lots |
| <input type="checkbox"/> Flood Plain C.U.P. Conditional Use Permit | <input type="checkbox"/> Residential Subdivision Sketch/Concept Plan | <input type="radio"/> 21 Lots or More |
| <input type="checkbox"/> Conditional Use Permit (C.U.P.) | <input type="checkbox"/> Site & Building Plan Review | <input checked="" type="checkbox"/> Excavating & Grading Permit |
| | | <input type="checkbox"/> Appeal <input type="checkbox"/> PUD |

APPLICANT: NEIL KRUEGER 4452 LAKE ELMO AVE N L. ELMO 55042
 (Name) (Mailing Address) (Zip)

TELEPHONES: 651-439-9186
 (Home) (Work) (Mobile) (Fax)

FEE OWNER: _____
 (Name) (Mailing Address) (Zip)

TELEPHONES: _____
 (Home) (Work) (Mobile) (Fax)

PROPERTY LOCATION (Address and Complete (Long) Legal Description): 4452 LAKE ELMO AVE N.

SECT - 11 TWP-029 RANGE-021

PT E 1/2 - SE 1/4 SEC 11 T29 R21

LYING NLY OF C/L OF CURRENT EXIST E-W R/W KNOWN AS 43RD

DETAILED REASON FOR REQUEST: WE WANT TO PROVIDE A LARGER FLAT AREA FOR
CHRISTMAS TREE SALES AND BETTER PARKING. ~~THE~~ THE AREA AROUND THE
WEST SIDE OF THE TREE BARN WILL HAVE BETTER DRAINAGE.

*VARIANCE REQUESTS: As outlined in Section 301.060 C. of the Lake Elmo Municipal Code, the Applicant must demonstrate a hardship before a variance can be granted. The hardship related to this application is as follows:

In signing this application, I hereby acknowledge that I have read and fully understand the applicable provisions of the Zoning and Subdivision Ordinances and current administrative procedures. I further acknowledge the fee explanation as outlined in the application procedures and hereby agree to pay all statements received from the City pertaining to additional application expense.

Neil A. Krueger 4/10/06
 Signature of Applicant Date

 Signature of Applicant Date

Neil and Deb Krueger Site Restoration Plan

- **The original topsoil will be spread over the entire site.**
- **The site will be seeded with a mix of grasses for quick growth by Kevin Moelter Landscaping.**
- **Field stone walls will be hand built around the trees where needed to protect the root systems and for aesthetics.**
- **Evergreen trees along with shrubs and perennials will be used throughout the site to soften the impact of the grade changes.**
- **1-2 inches of recycled gravel will be used in the area south of the existing tree barn and on the field road driveway.**

**Neil Krueger
5-15-06**

1/4" = 10 FT.

NORTH →

4-10-06

NEIL KRUEGER

439-9186

RW 43RD STREET

CROSS SECTION LINE

POND

DUCK HOUSE

WARNING HOUSE

TREE BARN

PARKING AREA

← SILT FENCE →

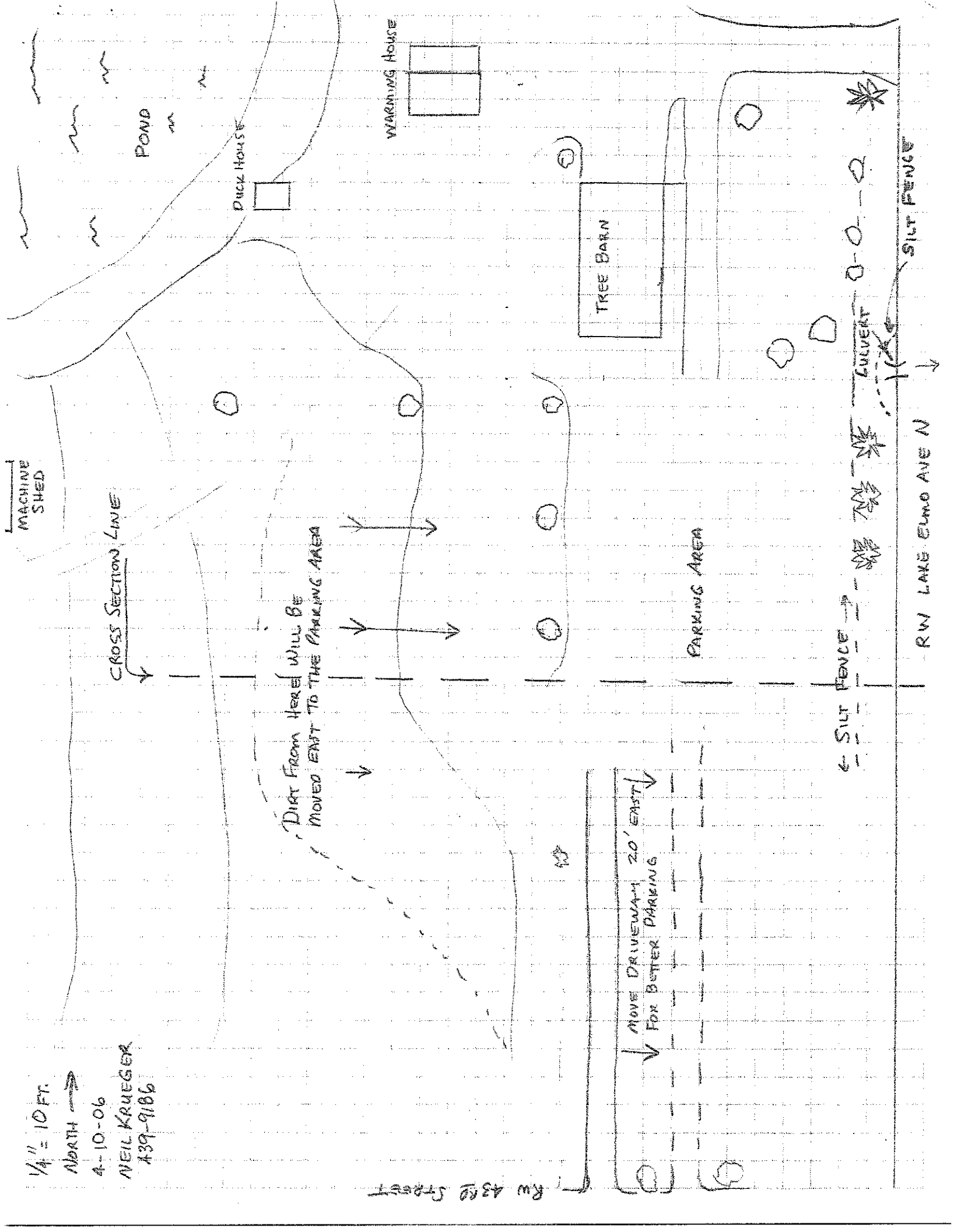
RW LAKE ELMO AVE N

SILT FENCE

CONCRETE

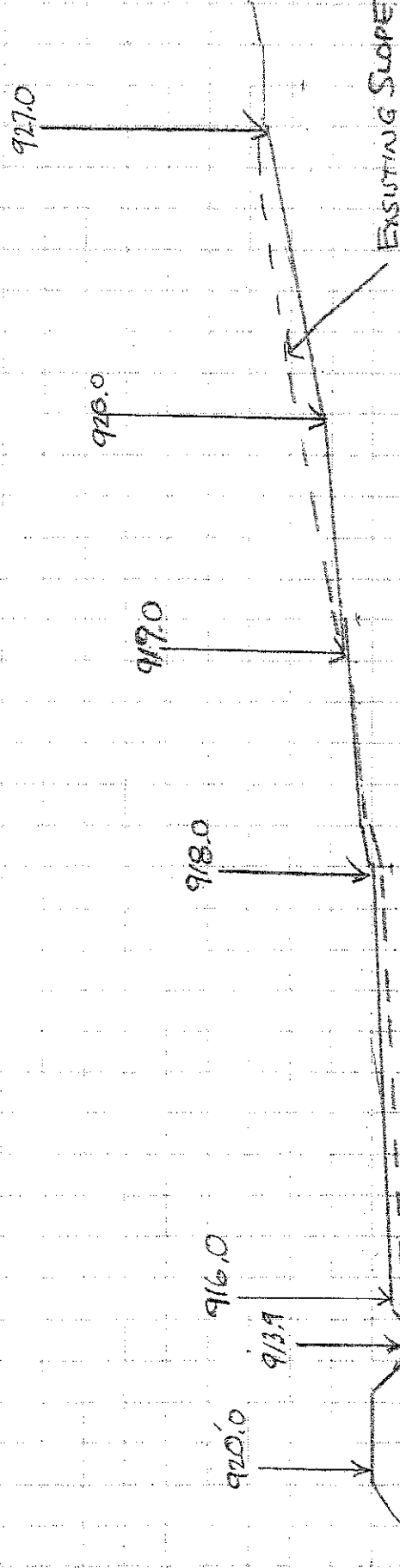
DIRT FROM HERE WILL BE
MOVED EAST TO THE PARKING AREA

MOVE DRIVEWAY 20' EAST
FOR BETTER PARKING



1/4" = 10 FT.
5-15-06
NEIL KRUEGER

CROSS SECTION OF FILL AREA EAST TO WEST



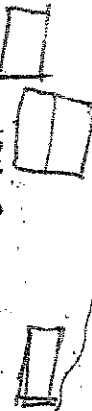
THIS OVERLAY SHOWS THE PROPOSED
FINAL GRADE UTILIZING TWO FOOT CONTOUR INTERVALS.

THIS SLOPE WILL BE STEEPER
WITH GRASS - TREES PLANTED
FOR INTEREST AND EROSION CONTROL



THIS AREA WILL BE FLAT
WITH A GRASS SURFACE.

THE PROPOSED GRADE WILL BE 918



THIS AREA WILL BE FLAT
WITH A GRASS SURFACE

PROPERTY LINE LAKE ELMO AVE

PROPERTY LINE 4350 STAGE

$$\frac{3' \times 100' \times 300'}{27} = \frac{90000}{27}$$

Neil & Deb Krueger

4452 Lake Elmo Av.
Lake Elmo, MN 55042

Phone: 651-439-9186
Email: ndkrueger@msn.com

Miller Excavating, Inc

3636 Stagecoach Trail North
Stillwater, MN 55802

Phone: 651-439-1637
Fax: 651-351-7210
Web: www.millerexc.com

Project: Parking Lot, Driveway, & Tree Staging
Area
Lake Elmo, MN

Date: May 19, 2006
By: Steve St. Claire

PARKING, DRIVEWAY, & TREE STAGING

Item No.	Description	Unit	Estimated Quantity	Unit Price	Amount
1	Silt Fence (regular)	LF	250		
2	Strip Topsoil & Stockpile Onsite	CY	700		
3	Grade Hill to Fill Low Area in Parking	CY	1,800		
4	Haul In, Grade, & Compact 6" CL # 5 Recycle	TON	750		
5	Regrade Topsoil	CY	700		
6	Salvage & Regrade Gravel (where possible)	CY	200		
7	Salvage & Reinstall Culvert	EA	1		

Total **\$13,850.00**

CALCULATIONS

Section	Dimensions	Area	Unit	Volume	CY
Area 1	75' x 40' x 2.0'	3000	SF	6,000	222
Area 2	85' x 40' x 2.75'	3400	SF	9,350	346
Area 3	90' x 40' x 4.0'	3600	SF	14,400	533
Area 4	100' x 40' x 4.75'	4000	SF	19,000	704
Total CY Cut					1,806
Area 5	160' x 100' x 2.5'	17500	SF	43,750	1620
Area 6	100' x 20' x 2.5'	2000	SF	5,000	185
Total CY Fill					1,806

NOTES

1. All quantities are truck measure by weight.
2. Payment due within 30 days of initial invoice. Balances over 30 days will accrue a 1.5% monthly charge.
3. Trees, fence, and walls by others.

Prepared by: _____
Steve St. Claire, V.P.

Date: May 19, 2006

Accepted By: _____
Neil & Deb Krueger

Date: _____

Water Main Installation 43rd Street

- West property survey marker was buried or destroyed during installation. Barry Stack set the original marker.

COMPLETED
MAY '06

- ~~Ditch bottom has not been graded to the original slope in several places. Water stands in these spots with ruts.~~

- The field road 1/8 mile from Lake Elmo Ave originally had a gravel base and now has fill dirt only.

- The fire hydrant 1/8 mile from Lake Elmo Ave is set too high with dirt mounded around it. This causes a narrow and sharp ditch bottom. This is not the grade of the original ditch.

- The ditch across from Steve Potts field road needs to be dressed with black dirt and is eroding.

COMPLETED
MAY '06

- ~~Silt fence along Lake Elmo Ave needs to be fixed or removed.~~

"

- ~~We have been picking up dozens of rocks softball size and larger. Any remaining rocks need to be removed.~~

"

- ~~We have replaced 2 large pine trees that died last summer after the installation. We have also replaced smaller seedlings near the hydrant across from Jed Weir.~~

- The final grade of the ditch must be returned to the original grade. We have knowledge of the original grade because we have been turning our equipment around here for the past 25 years.

- **The employees were approachable but the owner of the company was a complete arrogant jerk. He was rude in his comments and impossible to reason with.**

Neil and Deb Krueger

4-25-06


651-439-9186

Additional comments and suggestions:

- **Make sure any project is started and completed in a reasonable amount of time.**
- **The city should hire contractors that are able to communicate with and resolve questions that land owners have.**
- **These points should be part of any contract with the city.**

MEMORANDUM

To: Jim McNamara
Copies To: Martin Rafferty

From: Thomas D. Prew, P. E. 
Date: June 20, 2006

Reference: Septic Permit
5751 Hytrail Avenue
City of Lake Elmo, Minnesota
Proj. No.: 13593.000
Routing:

As requested, we reviewed the Permit Application for a septic system at the above address. Because of the history on this lot, a review of the previous work done and previous approvals is needed.

History

Because of previous filling and poor soils, this lot and the two to the south, received City Council approval for a performance based septic system in 2000. This plan was designed by North American Wetland Engineering (NAWE). Included in the approval was a plan for monitoring and mitigation. The mitigation plan included procedures for repairing and expanding the system should it not perform correctly.

According to NAWE this system was not built according to the plan. As a result, mechanical difficulties have plagued this system and created a difficult situation for the property owners.

Current Proposal

The property owners have submitted a Permit Application asking to abandon the existing pretreatment system and drainfield and construct just a drainfield. The septic tanks would remain, with one tank being converted to a filter tank. They have submitted a completed site design and wish to have it approved.

Design Review

The soils on this site have always been the concern. The original design, approved by the City Council, was conservatively designed to allow for variations in the fill soil. A review of the two designs is listed below.

	Proposed Design	Approved Design
Design Flow	450 GPD	750 GPD
Disposal Area	1,000 SF	10,000 SF
Pretreatment	None	Sand Filter

The soil borings between the approved system and the proposed system differ somewhat. The approved design lists the soil as fill with a high water table and clay below the fill. The proposed design does not list the area as fill, does not specifically detail the water table and shows sand below 48 inches deep. Based on

the history of these lots, I would recommend that 2 test pits be dug for the City to accurately assess the soils before approval be given for a new system.

Mitigation Plan

A performance based system is required to have a Mitigation Plan, this plan lists the steps to be taken if the system has problems. The approved plan has a detailed mitigation plan that centers on repair of the system and expansion of the disposal area to the back yard if the front yard system has problems. The proposed mitigation plan only states that the owner shall add on to the system, it does not detail how or where.

Recommendations

I would recommend that the proposed plan not be approved as it does not provide the same level of treatment or infiltration area as the originally approved design. The ability to pre-treat the wastewater and the very large drainfield were the main reasons this lot were given the original approval. I believe the system should be repaired to operate as designed and approved. There is a significant investment in these systems and they shouldn't be abandoned without an attempt at repairing them. If problems still persist the approved mitigation plan should be followed.

I do not believe the proposed system will provide long term solution. However, if the City chooses to allow the applicant to proceed with the proposed design I would recommend that two test pits be dug to confirm the applicants soil borings and that the monitoring and mitigation plans be resubmitted with better detail and more stringent reporting.

<p>Lake Elmo City Council June 20, 2006</p>	<p>Agenda Section: Planning, Land Use and Zoning</p>	<p><u>No.</u> 9B</p>
<p><u>Agenda Item:</u> Zoning Variances – 9429 Jane Road (Hamerly)</p>		
<p><u>Background Information for June 20, 2006:</u></p> <p>At its meeting June 12, 2006 the Planning Commission conducted the Public Hearing and unanimously adopted a recommendation for approval of street yard (front) and side yard setback variances to enable the applicant to raze an existing detached garage and replace it with a new attached garage in nearly the same location on the site, but designed to provide indirect access onto Jane Road rather than the present requirement that the residents' vehicles back directly onto Jane Road from the existing garage. The Commission added a design modification as an additional condition to the approval recommendation that would require the applicant to encroach no further on the side setback (including eaves) than the existing garage encroaches - to approximately 5 feet of the property line (footprint, excluding eaves). This additional condition will result in some modification to the design of the proposed attached garage, and is added to the draft approval Resolution attached.</p> <p>The City received the attached letter from the property owner to the south of the applicant (the side where the setback variance would occur) <u>following</u> the Planning Commission meeting/Hearing. The letter clearly states that the neighboring property owner (the party most impacted) supports the variance requests.</p>		
<p><u>Action items:</u> 058 Motion to adopt Resolution #2006 – approving street and side yard setback variances for construction of an attached garage at 9429 Jane Road, based on the Findings and conditions recommended by the Planning Commission, and plans staff dated June 12, 2006 as modified by the approval conditions.</p>	<p><u>Person responsible:</u> City Planner</p>	
<p><u>Attachments:</u> 058 1. Draft Resolution #2006 – Approving Variances 2. Post Hearing Letter 3. Draft Planning Commission Minutes of June 12, 2006 4. Planning Staff Report and Attachments</p>	<p><u>Time Allocated:</u></p>	

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2006-058

A RESOLUTION APPROVING A ZONING VARIANCE FOR
JOHN HAMERLY LOCATED AT 9429 JANE ROAD NORTH

WHEREAS, John Hamerly, 9429 Jane Road North, has made application for zoning variances to allow razing an existing detached garage and replace it with a new attached garage in nearly the same location on the site.

WHEREAS, at its June 12, 2006 meeting, the Planning Commission reviewed and recommended approval of the street and side yard setback variances for construction of an attached garage at 9429 Jane Road, with the following conditions:

1. The south side yard setback of the attached garage including eaves shall not be less than the side yard setback of the existing detached garage including eaves.
2. The applicant shall install rain gutters along the entire south eave line of the new garage structure to preclude roof drainage from encroaching on the property to the south with collected roof water directed toward Jane Road.

WHEREAS, at its June 20th meeting, the Lake Elmo City Council reviewed the zoning variance to permit John Hamerly, 9429 Jane Road North, to raze an existing detached garage and replace it with a new attached garage in nearly the same location on the site, plans staff dated June 12, 2006 based on the following findings:

1. The property can not be put to reasonable use without the granting of the variances requested. Reasonable use must be defined in the context of the reasonable availability of locations that comply with R-1 setbacks to construct a garage of the dimensions proposed in a manner that will improve the safety for motorists on Jane Road North.
2. The variance requested does result from physical circumstances unique to this property related to the elevations/drainage rated by others from reconstructed Jane Road to the existing garage; and, the extensive setback of the house/septic system location resulting in no other location alternative for a reconstructed garage.
3. Granting of the variance will not change the essential character of the neighborhood.

NOW, THEREFORE, BE IT RESOLVED, that the Lake Elmo City Council approves the street and side yard setback variances to permit John Hamerly, 9429 Jane Road North, to replace an existing detached garage with a new attached garage in nearly the same location on the site per plans staff dated June 12, 2006 and based on the recommendation of the Planning Commission.

ADOPTED BY THE Lake Elmo City Council the 20th day of June, 2006.

Dean A Johnston, Mayor

ATTEST:

Martin J. Rafferty, City Administrator

Hamerly Variance

FACSIMILE COVER PAGE

To : City of Lake Elmo

From : GARY KIMLINGER

Sent : 6/12/2006 at 4:44:56 PM

Pages : 2 (including Cover)

Subject :

Please present this letter to the Planning Commision and to the City Council when they take up this matter.

UNABLE TO FIND LETTER AT TIME OF PRINTING OF PACKET.

Mr. Kimlinger, neighbor to John Hamerly, supports his variance request.

Sharon

PUBLIC HEARING: Variances at 9429 Jane Road

The Planner explained that the orientation of the existing garage on this parcel forces residents to back out onto Jane Road. The home is setback far enough from the lake but is situated very close to Jane Road. The proposed new garage will be side loading.

M/S/P, Ptacek/Van Zandt to recommend approval of the variance to side yard setback and front setback at 9429 Jane Road North to demolish an existing garage and construct a small home addition and new garage based upon the following Findings:

1. The property cannot be put to reasonable use without the granting of the variances requested. Reasonable use must be defined in the context of the reasonable availability of locations that comply with R-1 setbacks to construct a garage of the dimensions proposed in a manner that will improve the safety for motorists on Jane Road North.
2. The variance requested results from physical circumstances unique to this property relative to elevations/drainage created by others from reconstructed Jane Road to the existing garage, and the extensive setback of the house/septic system location that results in no other locational alternative for a reconstructed garage.
3. Granting of the variances will not change the essential character of the neighborhood.

And especially because it will improve safety for motorists on Jane Road, subject to the condition that any structure, including eaves, roof overhang, gutters, etc., not encroach closer than the minimum existing distance between the existing garage to the side property line, and subject to the condition that gutters must be installed along the entire south eave line to direct roof water away from the neighboring property to the south precluding roof drainage from encroaching upon that neighboring property.

Vote: 9:0.

**LAKE ELMO PLANNING COMMISSION
STAFF REPORT**

Date: June 7, 2006 for the Meeting of June 12, 2006

Applicant: John & Laurie Hamerly

Location: 9429 Jane Road North

Requested Action: Zoning Variances to Permit Construction of Home Addition/Garage

Land Use Plan Guiding: SRD

Existing Zoning: R-1 (Shoreland Overlay)

Site History and Existing Conditions:

The site history of this parcel is extensive and somewhat unclear. Washington County records indicate that the current house was constructed in 1989. It appears from City records that there was at least one earlier house on this site. City records also reveal several prior variances and Shoreland Permits approved for the site involving remodeling and septic reconstructions.

Washington County records indicate that the existing house is 2,100 square feet in area, and the parcel area is .55 acres (23,958 square feet).

Discussion and Analysis:

The applicants propose to raze an existing 678 square foot detached garage located 2.5 feet from the 30th Street property line, and replace it with new 910 square foot attached garage and a 198 square foot hall/laundry room between the new garage and the existing house. The new garage will still be only 2 feet from the front property line, but side-loaded rather than designed to require backing on to the public street - as is the case with the existing garage. With an 18 foot garage door opening, this will be a two car garage as is the existing detached garage to be removed.

While constructing a garage a mere 2 feet from the street right-of-way line (actually 28 feet from the Jane Road driving surface) is not ideal, few options appear to exist for a new garage location due to the extreme set back of the house from the OHW and the location of the septic system north of the house.. There is no question, however, that the new garage orientation will improve safety for both the applicants and motorists on Jane Road by elimination of the backing onto the roadway now required from the detached garage.

The proposed garage addition will also continue (and slightly increase) the deficient side yard set back to the south. The existing detached garage is located approximately 6 feet from the south property line, while the proposed garage addition to the house will, at one point only, be 4.3 feet from the south property line. The published Notice referred also to variances for lot area and lot width, which are not required since the principal structure already exists.

The applicants have submitted a brief narrative addressing the "hardship" they perceive (and propose to mitigate with the new garage). To some degree the issues they raise regarding the relationship of the present garage to the present road elevation go to a unique physical

circumstance of the site. In addition, the location of the house/septic system this far from the OHW is a somewhat unique physical circumstance – not of the applicants' making - as well.

Findings and Recommendations:

1. The property can not be put to reasonable use without the granting of the variances requested. Reasonable use must be defined in the context of the reasonable availability of locations that comply with R-1 setbacks to construct a garage of the dimensions proposed in a manner that will improve the safety for motorists on Jane Road North.
2. The variance requested does result from physical circumstances unique to this property related to the elevations/drainage created by others from reconstructed Jane Road to the existing garage; and, the extensive setback of the house/septic system location resulting in no other locational alternative for a reconstructed garage.
3. Granting of the variance will not change the essential character of the neighborhood.

Planning Commission Actions Requested:

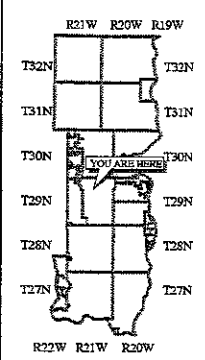
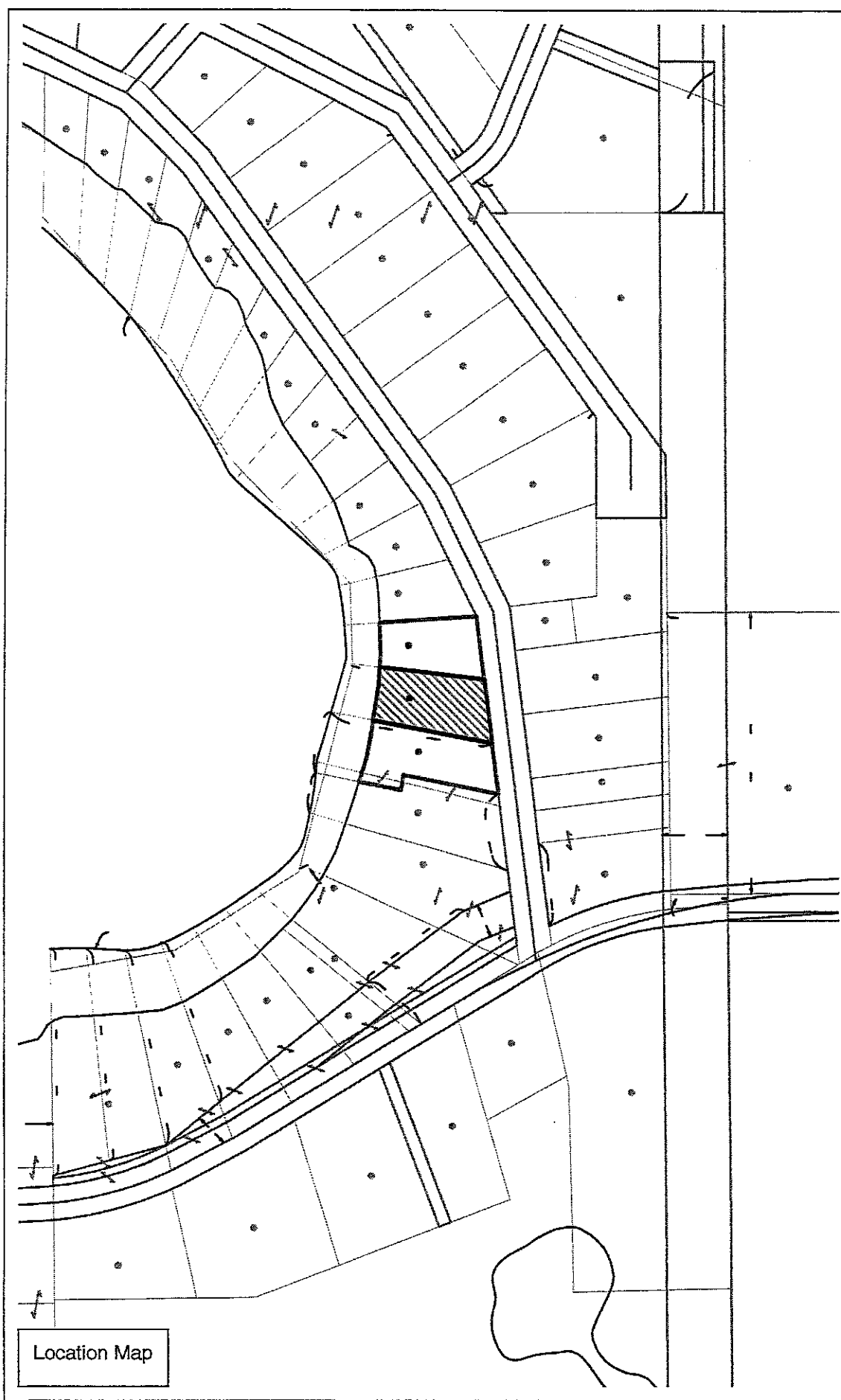
Motion to recommend approval of the front and side set back variances at 9429 Jane Road North to enable an addition to the house and a new attached garage to replace the existing detached garage based on the Findings and subject to the Conditions specified by the June 7, 2006 Planning Staff Report.



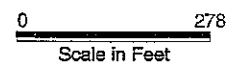
Charles E. Dillerud, City Planner

Attachments:

1. Location Map
2. Applicants' Documentation and Graphics



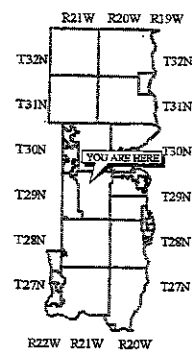
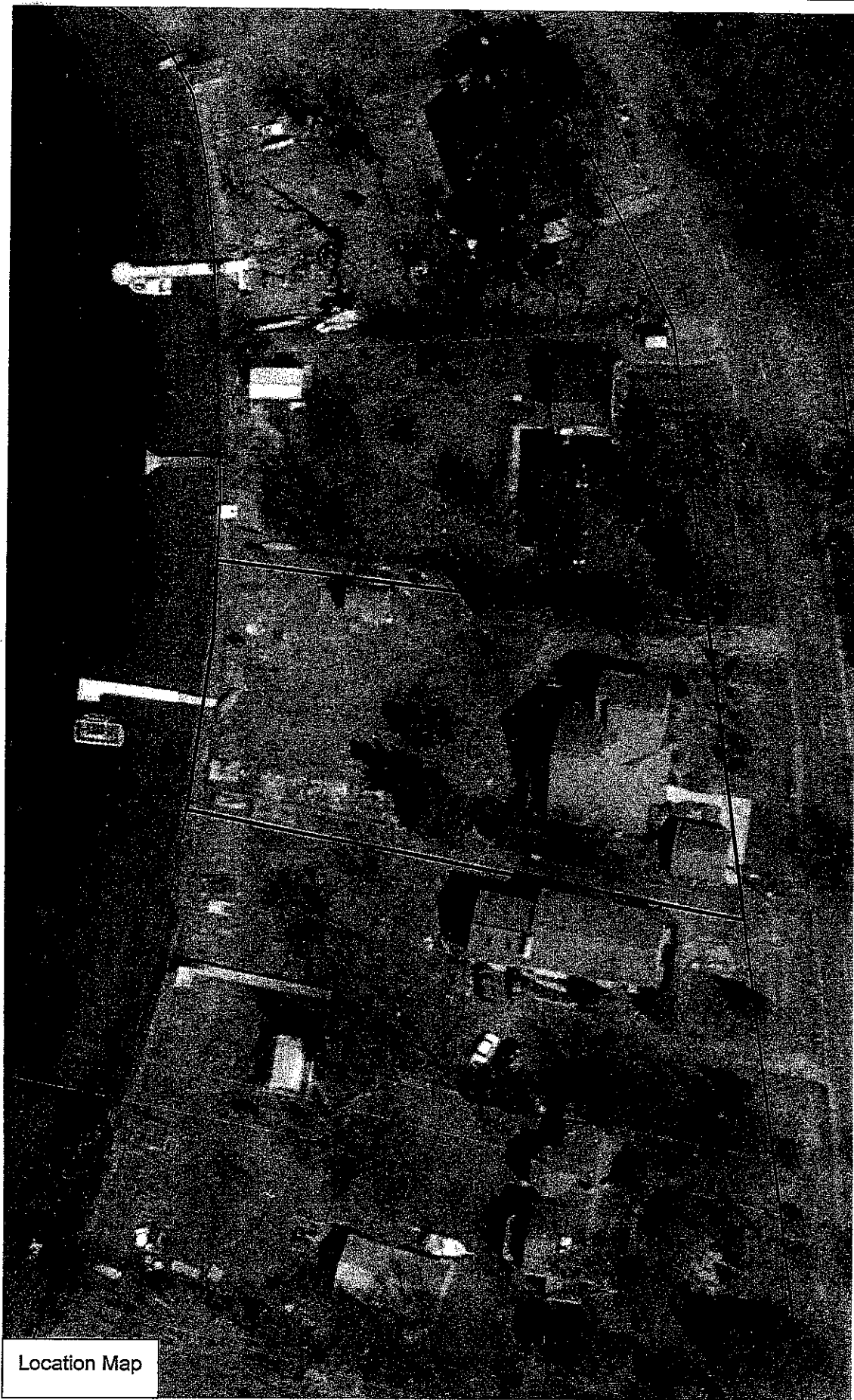
Vicinity Map



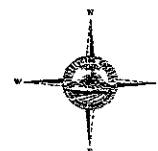
This drawing is the result of a compilation and reproduction of land records as they appear in various Washington County offices. The drawing should be used for reference purposes only. Washington County is not responsible for any inaccuracies.

Source: Washington County Surveyor's Office.
Phone (551) 430-6875

Parcel data based on AS400 information



Vicinity Map



0 60
Scale in Feet

This drawing is the result of a compilation and reproduction of land records as they appear in various Washington County offices. The drawing should be used for reference purposes only. Washington County is not responsible for any inaccuracies.

Source: Washington County Surveyor's Office, Phone (651) 430-6875

Parcel data based on AS400 information

Development Application for John & Laurie Hamerly
Property – 9429 Jane Rd. N., Lake Elmo, MN. 55042
Lot 15 Berschens Shores.

Detailed reason for request:

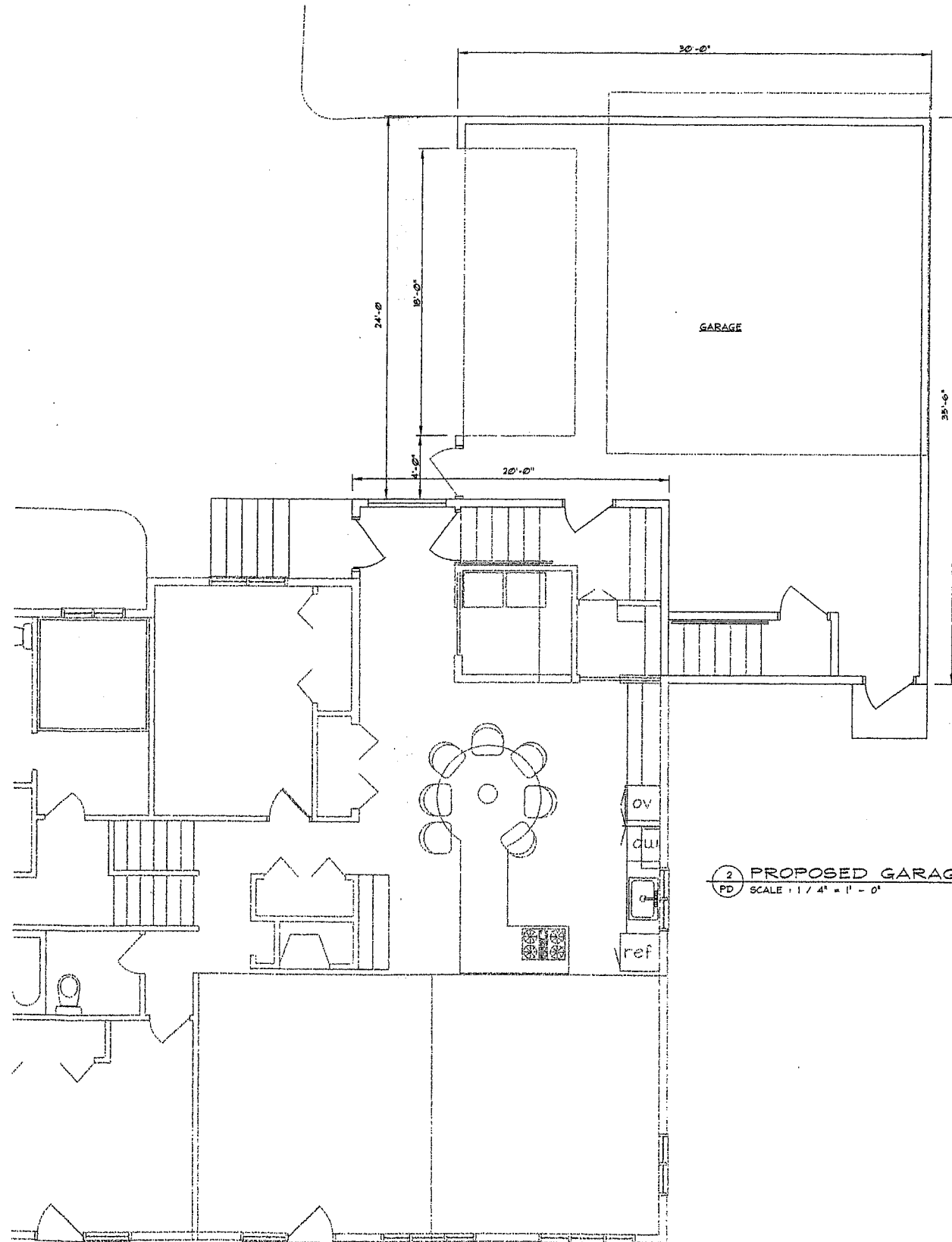
We would like to remove our old garage and attach to our home a new garage. In so doing we will change the elevation and eliminate the water problem that exists. In the fall with snow and rain our garage floods because of the elevation being lower than the road. I have ice on the floor most of the winter. The road resurfacing has created pooling water along the entire driveway entrance. By changing the entrance and elevation this water and ice hazard will be eliminated.

By attaching the garage to the house I will be able to realign the driveway for safety reasons. I currently have to back out onto the road. As you can see from the site plan there is a curve in the road and it makes for a dangerous situation. By attaching my garage we will be able to drive out forward safely.

Hardship:

- 1 Water flooding of garage floor.
- 2 Safety
 - a. Water and ice on garage floor.
 - b. Traffic – see explanation.
 - c. Water and ice on driveway.

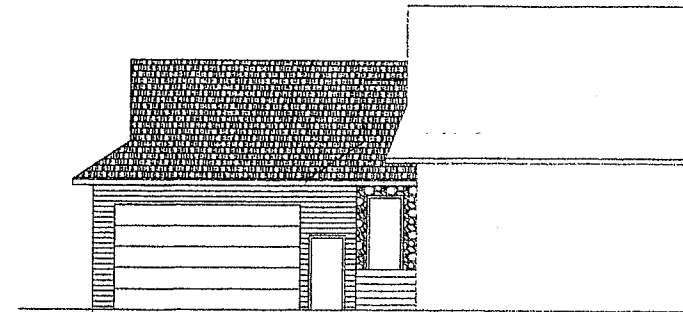
RECEIVED
MAY 30 2006



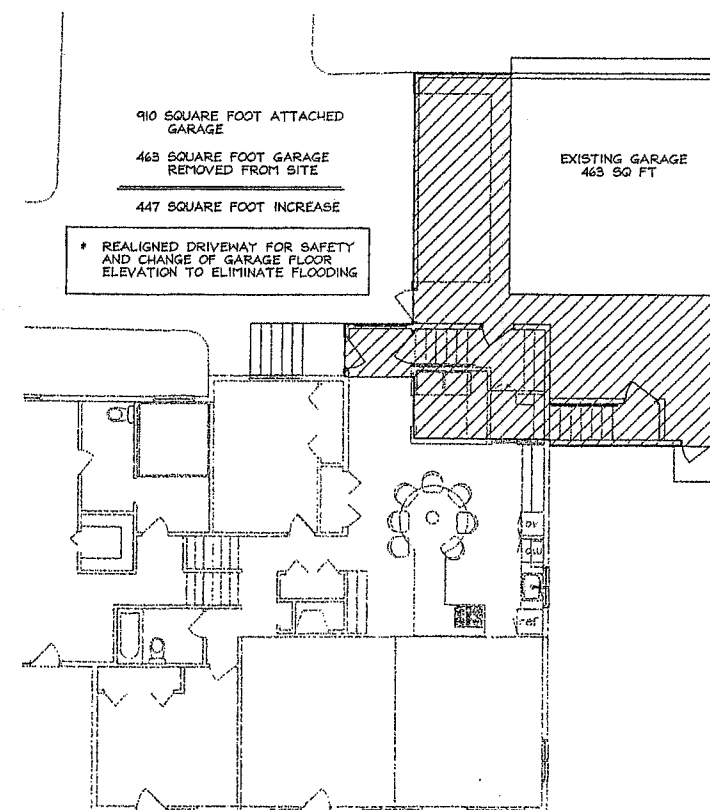
2 PROPOSED GARAGE RELOCATION
PD SCALE: 1/4" = 1' - 0"



3 PROPOSED EAST ELEVATION
PD SCALE: 1/8" = 1' - 0"



4 PROPOSED SOUTH ELEVATION
PD SCALE: 1/8" = 1' - 0"



1 PROPOSED SITE PLAN
PD SCALE: 1" = 20' - 0"

RECEIVED
MAY 30 2006

MARTIN DRAFTING
AND DESIGN
6045 LAKE ELMO AVE. NORTH
STILLWATER MN 55082
PHONE 651/430-2550 FAX 651/430-2551

HAMERLY RESIDENCE
9429 JANE ROAD NORTH
LAKE ELMO, MN

PD

SEPT, 2005

CERTIFICATE OF SURVEY

Survey Prepared For:
John and Laurie Hamerly
9429 Jane Road North
Lake Elmo, Minnesota 55042
tel: (651) 777-7786

Survey Prepared By:
Stack Land Surveying
9090 North Fairy Falls Road
Stillwater, Minnesota 55082
tel: (651) 439-5630

Parcel Description: (as supplied by client)
Lot 15, BERSCHENS SHORES, Washington County, Minnesota.

Notes:

Orientation of this bearing system is an assumed datum.

• Indicates monument found in place as noted.

o Indicates 1/2" I. D. iron pipe set marked with a plastic plug inscribed STACK RLS 13774.

"R." Indicates record plat value.

"M." Indicates field measured value.

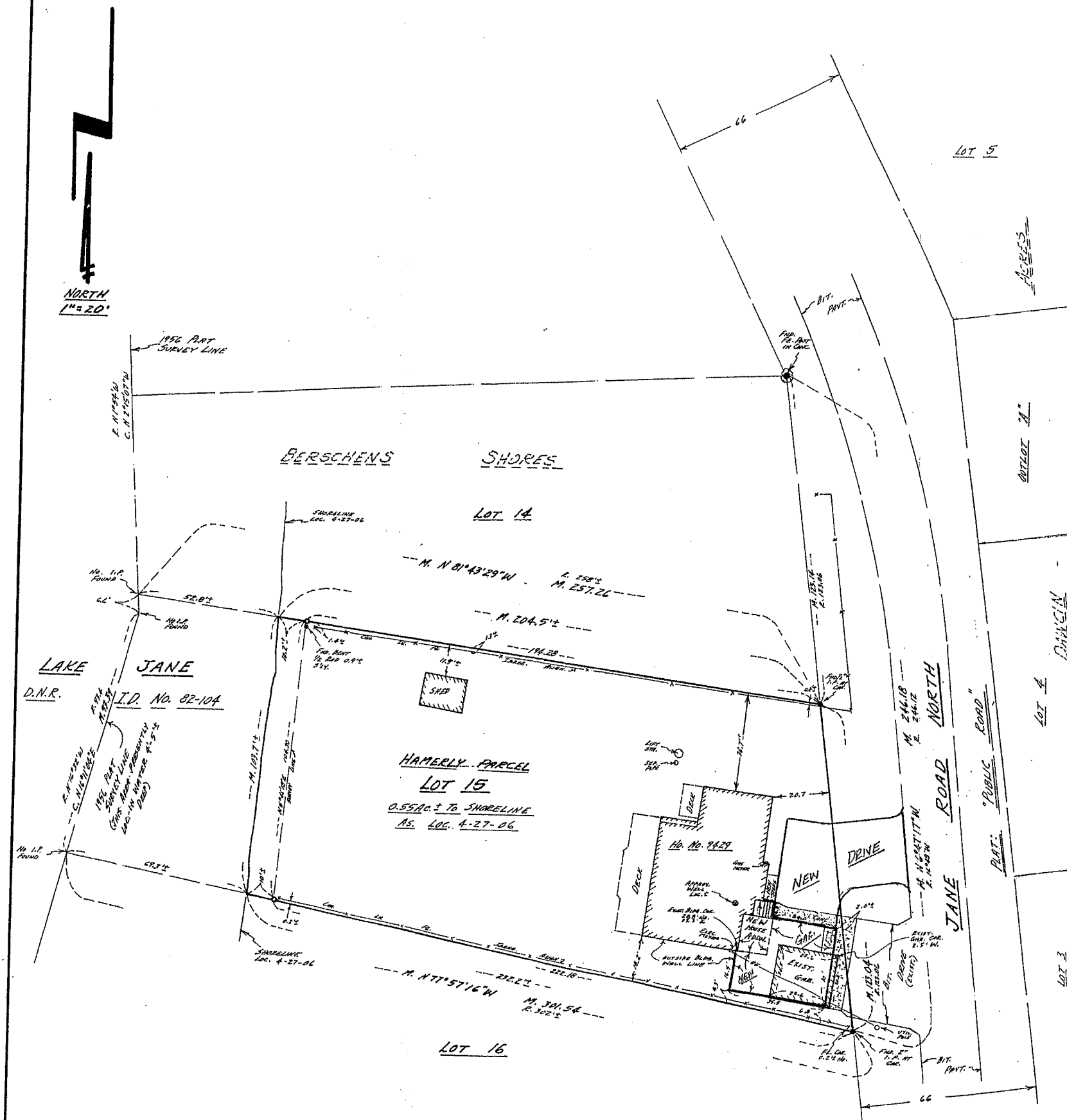
"C." Indicates calculated plat survey line data based on found survey monuments in Lake Jane southwesterly and northerly of the above described parcel.

Offsets shown to existing or proposed structures are measured to the outside building wall lines, unless shown or noted otherwise. Any projections from said existing or proposed wall lines, such as eaves, sills, steps, decks, etc., will impact indicated offsets accordingly. Offsets shown are perpendicular offsets from the nearest facing lot line.

The dimensions and locations of the proposed New House/Garage Addition were supplied by others and will require building setback variances from the City of Lake Elmo. See building plans for specific proposed structure details. The Proposed New House/Garage Addition were not field staked by Stack Land Surveying.

Existing Garage Building Footprint = 463 square feet, more or less.
Proposed New Garage Building Footprint = 910 square feet, more or less.
Proposed New House Addition Footprint = 198 square feet, more or less.
Total Area New Bldg. Const. = 1108 square feet, more or less.


Underground or overhead public or private utilities, on or adjacent the parcel, were not located in conjunction with this survey, unless shown or noted otherwise. Field locate and flag all utility lines prior to any excavation or construction on or adjacent the parcel.



RECEIVED
MAY 30 2006

May 1, 2006
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed Land Surveyor under the Laws of the State of Minnesota.

Barrett M. Stack
Barrett M. Stack, Licensed Land Surveyor
Minnesota License No. 13774
Official Copies of this Map are Crimp Sealed.

Lake Elmo City Council June 20, 2006	Agenda Section: Planning, Land Use and Zoning	<u>No.</u> 9C
<u>Agenda Item:</u> Preliminary Plat of HOA 2 nd Addition and Site Plan for Rasmussen Business College		
<p><u>Background Information for June 20, 2006:</u></p> <p>At its meeting June 12, 2006 the Planning Commission conducted a Public Hearing and unanimously adopted a recommendation to approve the Preliminary Plat of the HOA 2nd Addition. The Commission also reviewed and unanimously recommended approval of the Section 520 Site for a 20,500 square foot Rasmussen Business College – to be located on a 4.11 acre HOA 2nd Addition lot. The applicant (United Properties) agreed on the Record to modify the site plan to mitigate the City Code/Zoning Ordinance non-compliance matters raised by the Planning Staff Report. No variances have been applied for nor will be required, but the conditions are carried forward into the Site Plan approval Resolution.</p> <p>One semi non-compliance matter raised by the Planning Staff report is the proposal by United to install street lighting in the median and along the short cul-de-sac street of the HOA 2nd Addition. Staff has suggested that street lighting (except at designated street intersections) is generally contrary to City strategy – Dark Sky. Staff has advised both the applicant and the Planning Commission that a specific City Council waiver of the street lighting strategy will be required to permit the street lights proposed. The Commission did discuss and adopt a recommendation on the street light issue. That recommendation is to allow the street lights to be installed design-compliant with the City’s lighting ordinance and at the developer’s sole expense, subject to a provision that the lights be extinguished between 11:00 PM and 5:00 AM.</p>		
<p><u>Action items:</u></p> <p>1. Motion to adopt Resolution #2007 - ⁰⁵⁹, approving the Preliminary Plat of the HOA 2nd Addition based on the recommendation of the Planning Commission, per plans staff dated June 12, 2006.</p> <p>2. Motion to adopt Resolution #2007 – ⁰⁶⁰ approving the Section 520 Site plan for Rasmussen College based on the recommendation of the Planning Commission per plans staff dated June 12, 2006 as modified by the conditions of approval.</p> <p>3. Motion to approve street lighting of Eagle Point Circle per plans staff dated June 12, 2006 on the conditions that the lighting be compliant with City Code standards and that the lighting be extinguished between 11:00 PM and 5:00 AM.</p>	<p><u>Person responsible:</u></p> <p>City Planner </p>	
<p><u>Attachments:</u></p> <p>1. Draft Resolution #2006 – ⁰⁵⁹ approving Preliminary Plat</p> <p>2. Draft Resolution #2006 – ⁰⁶⁰ approving Section 520 Site Plan</p> <p>3. Draft Planning Commission Minutes of June 12, 2006</p> <p>4. Planning Staff Report and Attachments</p>	<p><u>Time Allocated:</u></p>	

**City of Lake Elmo
Washington County, Minnesota**

RESOLUTION NO. 2006-059

**A RESOLUTION APPROVING THE
PRELIMINARY PLAT OF HOA 2ND ADDITION**

WHEREAS, at its August 7, 2001 meeting, the City Council reviewed and approved the Final Plat of HOA ADDITION.

WHEREAS, at its June 12, 2006 meeting, the Planning Commission conducted a public hearing where they reviewed and recommended approval of United Properties' application for a preliminary plat of HOA 2ND Addition.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City Of Lake Elmo does hereby approve and accept the preliminary plat for HOA 2ND Addition, as the same on file with the City Administrator, subject to the following conditions.

1. Compliance with the recommendations (if any) of the City Engineer, City Attorney, and those of the South Washington Watershed found to be reasonable and practical by the City Engineer.

ADOPTED by the Lake Elmo City Council on the 20th day of June, 2006.

Dean Johnston, Mayor

ATTEST:

Martin Rafferty, City Administrator

**City of Lake Elmo
Washington County, Minnesota**

RESOLUTION NO. 2006-060

**A RESOLUTION APPROVING THE SITE PLAN
of
RASMUSSEN COLLEGE**

WHEREAS, the Lake Elmo City Council, at its June 20, 2006 meeting reviewed the Section 520 Site Plan for Rasmussen College on Lot 2, Block 1, HOA 2ND ADDITION.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of Lake Elmo does hereby approve the Section 520 Site Plan for Rasmussen College at Lot 2, Block 1, HOA 2ND ADDITION in accordance with plans staff dated May 17, 2006, subject to the following conditions:

1. Compliance with the recommendations (if any) of the City Engineer, City Attorney and those of the South Washington Watershed found to be reasonable and practical by the City Engineer.
2. Modification of the site plan parking arrangement to eliminate the park setback encroachments at the south and north street frontages.
3. Modification of the luminaire plan to reduce the foot candle illumination to 3 foot candles or less beyond a 20 foot arc from the light sources.
4. Elimination of all exterior lighting within the public street right-of-way unless specifically approved by the City Council.
5. Payment of Public Use Dedication fees in the amount of \$9,852 prior to issuance of a building permit.
6. Submission of a landscape architect's certification of the value of the landscape plan in compliance with the formula provided by Section 520, and provision by the applicant of a Letter of Credit in that amount securing the plan prior to issuance of a building permit.

ADOPTED, by the Lake Elmo City Council on the 20th day of June, 2006.

Dean Johnston, MAYOR

ATTEST:

Martin Rafferty, City Administrator

Excerpt DRAFT Lake Elmo Planning Commission Meeting
Minutes of June 12, 2006
Preliminary Plat HOA 2ND ADDITION and Section 520 Site Plan Rasmussen College

PUBLIC HEARING: Preliminary Plat of HOA 2nd Addition
And Section 520 Site Plan Review of Rasmussen College

The Planner explained that the preliminary plat submission is another phase of the Eagle Point Business Park project that began in 1999. The site is at Inwood and Hudson Boulevard. The process has been to create a lot to suit the building proposed and to leave the remaining land as outlots, and such is the case now.

M/S/P, Ptacek/Armstrong to recommend approval of the preliminary plat of HOA 2ND ADDITION subject to the recommendations of the City Engineer, City Attorney, and those of the South Washington Watershed District as found to be reasonable and practical by the City Engineer. Vote: 9:0.

M/S/P, Ptacek/Armstrong to recommend approval of the Section 520 Site Plan for Rasmussen College, subject to the following conditions:

1. Compliance with the recommendations (if any) of the City Engineer, City Attorney and those of the South Washington Watershed found to be reasonable and practical by the City Engineer.
2. Modification of the site plan parking arrangement to eliminate the park setback encroachments at both the south and north street frontages.
3. Modification of the luminaire plan to reduce the foot candle illumination to 3 foot candles or less beyond a 20 foot arc from the light sources.
4. Elimination of all exterior lighting within the public street right-of-way unless specifically approved by the City Council.
5. Payment of Public Use Dedication fees in the amount of \$9,852 prior to issuance of a building permit.
6. Submission of a landscape architect's certification of the value of the landscape plan in compliance with the formula provided by Section 520 of the *Lake Elmo Municipal Code*, and provision by the applicant of a Letter of Credit in that amount securing the plan prior to issuance of a Building Permit.

Vote: 9:0

M/S/P, Deziel/Roth to recommend the City Council consider extra circumstances within the lighting plan to allow lighting the public street and cul de sac because of the nature of the school but that lighting must be turned off between 11 p.m. and 5:00 a.m. Vote: 8:1 Nay-Schneider, We don't need the lights.

**LAKE ELMO PLANNING COMMISSION
STAFF REPORT**

Date: June 7, 2006 for the Meeting of June 12, 2006

Applicant: United Properties

Location: South of Hudson Blvd. and East of the Machine Shed Site

Requested Action: Preliminary Plat/Section 520 Site Plan for Business College

Land Use Plan Guiding: BP (Business Park)

Existing Zoning: BP (Business Park), subject to the Eagle Point Business Park PUD Plan

Site History and Existing Conditions:

The Final Plat of HOA Addition, creating Outlot A was approved by the City Council in 1999 concurrent with the Site Plan for the Machine Shed Restaurant. The HOA Addition was Outlot A of the Eagle Point Business Park First Addition. The Preliminary Plat site includes 12.36 acres and remains a vacant open field bordered on the east by a large storm water pond that was earlier constructed by the applicant as one component of the overall surface water plan for the entire 110 acre Eagle Point site.

The site of the Section 520 Site Plan (Lot 2) is proposed at a gross area of 4.11 acres, 1/3 of which is occupied by the storm drainage pond noted above, and subject to a drainage easement.

Allowable uses and design standards for this site are prescribed by the Eagle Point Business Park PUD Plan which was approved by the City in 1999. Those uses and standards include "as Permitted and Conditional" specified by the Business Park Zoning District standards, and adjustments to those uses and standards approved by the PUD Plan.

Discussion and Analysis:

The applicant has applied concurrently for three project approvals by the City:

1. Preliminary Plat of the HOA 2nd Addition (not Eagle Point 7th Addition as some graphics submitted are labeled). The plat is of 12.36 acres comprising a short public street cul-de-sac, 2 lots and 1 outlot.
2. A Section 520 Site Plan to construct a 20,500 square foot business college.
3. A Final Plat for the HOA 2nd Addition. This application does not require a Planning Commission recommendation.

A determination of compliance with City standards in this case has involved staff review of the proposals responsive to Section 300 (Business Park zoning), Section 400 (platting), various City Code sections related to the Section 520 Site Plan, and the approved 1999 PUD Plan.

The proposed site use – business college – is a Permitted Use in the General Business District (Section 300.06, Subd. 4H.2). That use allowance was in no manner altered by the PUD Plan.

Preliminary Plat

The proposed 2 lot/1 outlot preliminary plat reflects the design approved in PUD Concept in 1999. No specific lot configuration was approved for this area by the PUD Concept Plan, but a short public cul-de-sac street - such as now proposed - was a integral component of the approved to the approved PUD Concept Plan. The actual street and underground infrastructure for the cul-de-sac was designed by the City's engineering consultant on a City contract (developer paid), there will be no issues regarding compliance with City infrastructure design standards.

Section 520 Site Plan

Staff has determined that the proposed site plan complies with applicable provisions of the GB district, other applicable City Code standards and/or the approved PUD Plan, except as follows:

1. The approved PUD Plan specifies front and street minimum parking set back to be 20 feet. The site plan depicts a 10 foot parking setback at one point along the I-94 street frontage and continuously along the cul-de-sac street frontage.
2. While not necessarily a factor of non-compliance, we note that the applicant proposes 158 spaces of off-street parking where Code/PUD office parking minimums (1 space per 250 square feet) yields 82 spaces. We are advised by the applicant that the additional parking proposed relates to the school function. The "down side" of the additional parking is increased impervious surface. We note, however, that even with the enhanced parking proposal, the calculated site impervious remains within the 75% allowable by BP standards, and is factored in to the surface water plan for the entire Eagle Point Business Park.
3. Review of the luminaire plan appears to reveal several points on the site that exceed the 3.0 foot candle maximum illumination beyond a 20 foot arc from the light source. Staff suggests that the proposed fixtures either be reduced in number or relamped with less intense bulbs than assumed by the luminaire plan. In addition, the applicant has proposed exterior lighting within the public right-of-way of the cul-de-sac street - both in the boulevard and in the street median. It has been City policy to not permit street lighting except at designated intersections. A specific waiver of that policy would be required to allow those ROW lights.
4. No landscape architect's estimate of the value of the proposed site landscape plan has been provided at this time. While it appears that the landscaping proposed will comply with the dollar minimums specified by Section 520, the required certification as to value will be required prior to issuance of the building permit.

In accordance with the Eagle Point Business Park initial Development Agreement a Public Use Dedication fee of \$9,852 will be payable to the City prior to issuance of building permit.

Findings and Recommendations:

Staff finds the Preliminary Plat to be in compliance with the approved PUD Concept Plan, and the design and engineering standards of the City. We recommend approval of the preliminary plat subject to the recommendations (if any) of the City Engineer, City Attorney and those of the South Washington Watershed found to be reasonable and practical by the City Engineer.

Staff suggests that the noted discrepancies from City Code requirements on the site plan can be easily corrected by the applicant without a major impact on the plans. Therefore we recommend approval of the site plan subject to the following conditions:

1. Compliance with the recommendations (if any) of the City Engineer, City Attorney and those of the South Washington Watershed found to be reasonable and practical by the City Engineer.
2. Modification of the site plan parking arrangement to eliminate the park setback encroachments at the south and north street frontages.
3. Modification of the luminaire plan to reduce the foot candle illumination to 3 foot candles or less beyond a 20 foot arc from the light sources.
4. Elimination of all exterior lighting within the public street right-of-way unless specifically approved by the City Council.
5. Payment of Public Use Dedication fees in the amount of \$9,852 prior to issuance of a building permit.
6. Submission of a landscape architect's certification of the value of the landscape plan in compliance with the formula provided by Section 520, and provision by the applicant of a Letter of Credit in that amount securing the plan prior to issuance of a building permit.

Planning Commission Actions Requested:

Motion to approve the Preliminary Plat of the HOA 2nd Addition subject to the conditions specified by the June 7, 2006 Planning Staff report.

Motion to approve the Section 520 site plan for Rasmussen Business College subject to the conditions specified by the June 7, 2006 Planning Staff report.



Charles E. Dillerud, City Planner

Attachments:

1. Approved 1999 Eagle Point Business Park Concept Plan
2. Applicant's documentation and graphics

Kimberly Anez

From: Thomas D. Prew [prew.td@tkda.com]
Sent: Wednesday, June 07, 2006 3:20 PM
To: Chuck Dillerud; Kimberly Anez
Subject: Eagle Point Business Park 7th

Chuck

Sanitary Sewer

The project will be served by municipal sewer.

Water

The project will be served by our municipal water system which receives water from Oakdale.

Storm Sewer/ Ponding

A pond was built by United Properties a few years ago to treat runoff from the portion of the project south of Hudson Boulevard. This pond was designed for the 75% impervious coverage. The pond design was approved by the SWWD at that time. It contains a control gate which the watershed district can operate to temporarily hold water.

Water from the north portion of the site will drain directly into the large storm sewer pipe in Hudson Boulevard. There is no ponding of that portion of the project.

Permits from SWWD, MNDOT and MPCA are needed for grading on this site.

Street

The street design will be similar to that in the first addition. A large planted median and a landscaped island are part of the proposed design.

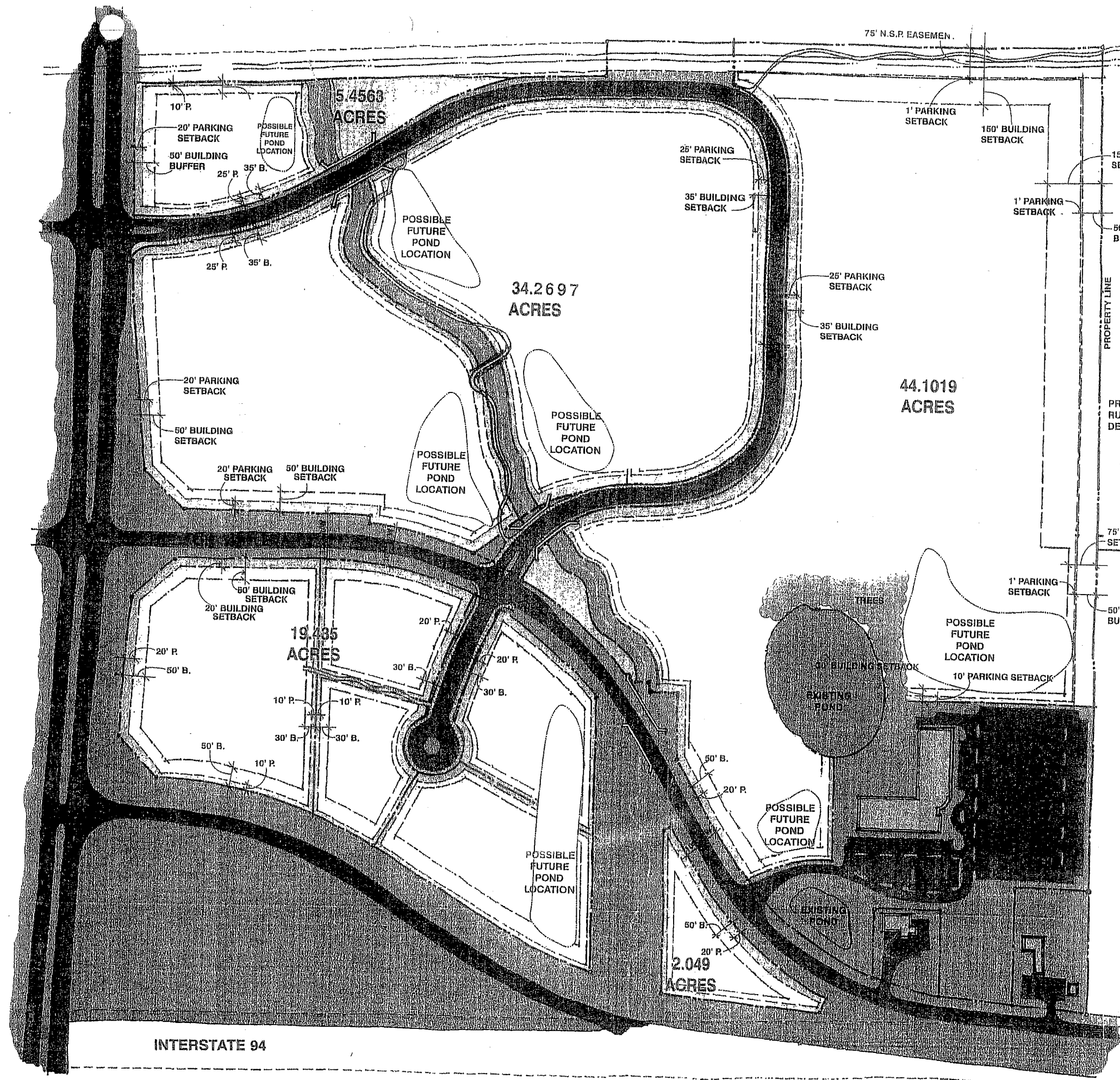
A right turn lane will be needed from eastbound Hudson Boulevard.

There is not enough room on the street for a left turn into the site from westbound Hudson Boulevard. It is not recommended to rebuild this portion of Hudson Boulevard at this time.

In the future, a 4-way stop may be needed at the intersection of Hudson Boulevard and Eagle Point Boulevard. The timing of that traffic control depends on the rate of development in the area.

Thomas D. Prew, P.E.
Senior Registered Engineer
Municipal Services Division
phone: 651/292-4463
fax: 651/292-0083
e-mail: prew.td@tkda.com

TKDA
1500 Piper Jaffray Plaza
444 Cedar Street
Saint Paul, Minnesota 55101-2140
www.tkda.com



DATA

GROSS AREA
LESS STREETS ONLY (PAVING)
3.6 AC +/- (Impervious surface)
x 25% = 26.7 AC +/-

GREEN AREAS ESTABLISHED
BOULEVARD IN STREETS
15.82 AC.
+1.8 AC.
-17.82 AC.
89.164 AC.

x 25% = 22.29 AC.
+17.82 AC.
39.91 AC.
106.784 DIVIDE 39.91 = 37.4% GREEN AREA

GREEN SPACE ONLY

76' NSP EASEMENT 2.26 AC.
50' BERM 1.86 AC.
TRIBUTARY GREENWAY
(25' either side) 1.05 AC.
MISC. AREA (2) +1.26 AC.
7.33 AC.

POND AREAS
+8.49 AC.
15.82 AC.

PROPERTY LINE

PROPOSED
RURAL ESTATE
DEVELOPMENT

75' BUILDING
SETBACK

50' LANDSCAPE
BUFFER

*Approved
Concept
Plan
1999*



NORTH
SCALE 1"=100'-0"

POPE
ASSOCIATES
INC.

1555 Energy Park Drive
Saint Paul, Minnesota
55109-5418
651-642-9200
FAX 651-942-1161

UNITED
PROPERTIES

EAGLE POINT
BUSINESS
PARK

LAKE ELMO
MINNESOTA

Revisions

ERHST ASSOCIATES

Commission No 75373-0025
Drawn by CWT
Checked by GFE
Date 05/20/99

SHEET

OWNER AND APPLICANT
United Properties
3500 American Blvd. W.
Bloomington, MN 55431
Doc Date
5/20/2006
Fax: 652-883-8804

EAGLE POINT
BUSINESS PARK
2ND ADDITION

BLVD.

HUDSON

EAGLE POINT CIRCLE
TO BE DEDICATED AS

POND

ADDITION

INTERSTATE HIGHWAY 168

By: John R. Barnes, P.L.S. Minn. Lic. No. 18456
SUNDE LAND SURVEYING, LLC
Dated this 28th day of April, 2006

We hereby certify that this is a true and correct representation of a survey of the boundary of the land shown described and of the location of all buildings, if any, thereon or on said land.

Dated this 28th day of April, 2006

By: John R. Barnes, P.L.S. Minn. Lic. No. 18456

SUNDE LAND SURVEYING, LLC

Dated this 28th day of April, 2006

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SUNDE LAND SURVEYING, LLC

6/18/06
Rec'd
5-17-06
KAA

PROPERTY DESCRIPTION
Parcel A, 100.00 acres, containing the plat thereof filed of record in the office of the Registrar of Titles, Minnesota.
NOTE:
1) Location and shape of underground utilities shown herein are based on a utility map of the area, and are not to be construed as a warranty of the location or depth of such utilities.
2) This survey was prepared without the benefit of current title work, and the surveyor does not warrant the accuracy of the title shown hereon.
3) The subject property is owned by (Business Park), information obtained from the City of Lake Elmo Planning Department.
4) Washington Aerials, Inc. has been retained to provide information from the Washington County Property Tax Ownership Information System.
5) The subject property is located on the east side of Interstate Highway 168, and is adjacent to the Interstate Highway 168 interchange.
6) The subject property is located on the east side of Interstate Highway 168, and is adjacent to the Interstate Highway 168 interchange.
7) Section coordinates based on Washington County Coordinate System.
8) Areas: Gross = 100.00 acres, less 0.00 acres, equals 100.00 acres.
9) No indication of wetland delineation by qualified wetland specialist has been located or observed on site.

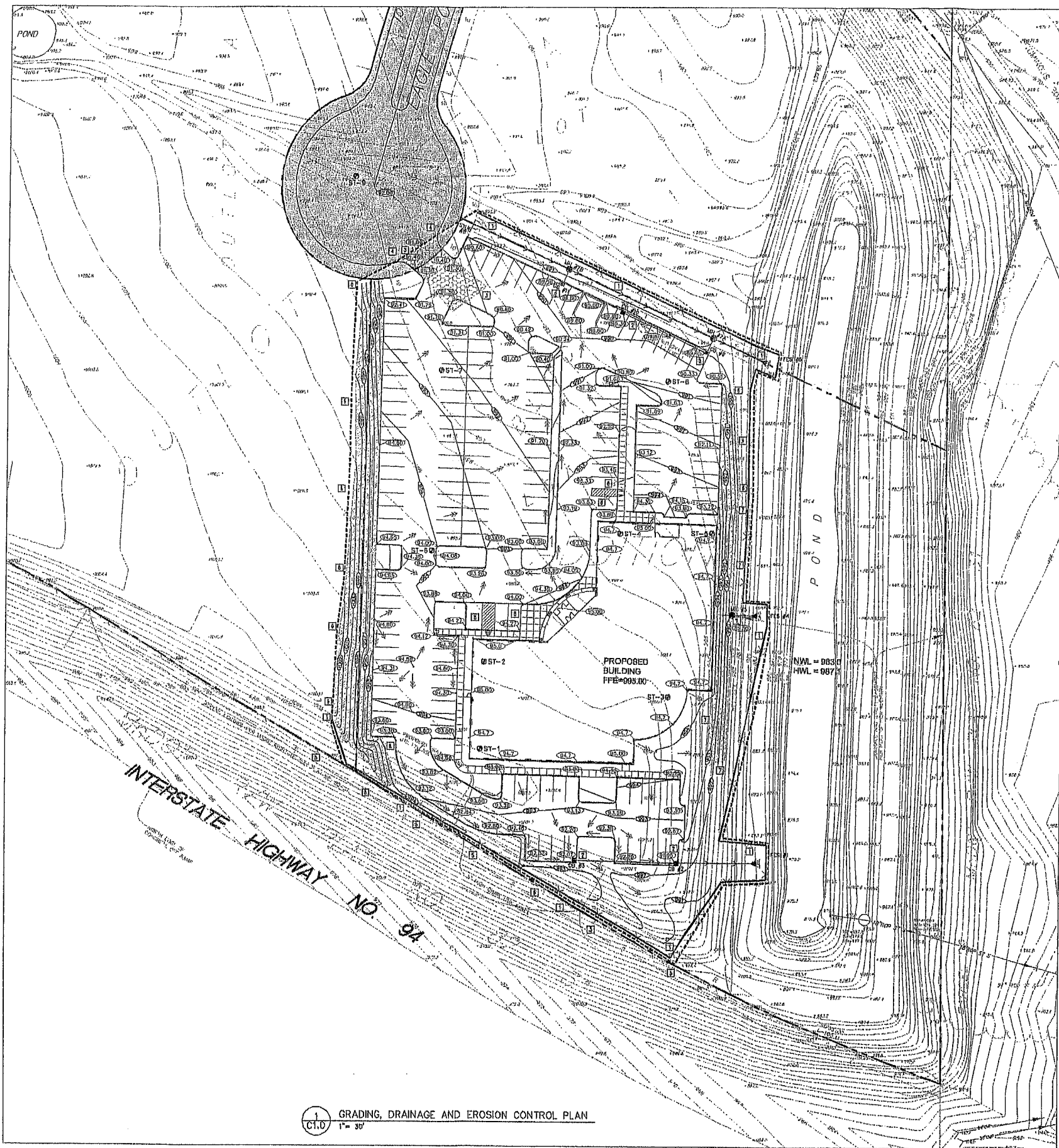
Survey Title: **FEELINARY PLAT OF EAGLE POINT BUSINESS PARK 2ND ADDITION**
Date: **5/20/2006**
By: **Sunde**
Scale: **1" = 100'**

Legend:
AS: Aerial photograph
BL: Boundary line
CD: Contour line
CH: Center line
CL: Center line
CO: Center line
CR: Center line
CS: Center line
CT: Center line
CU: Center line
CV: Center line
CW: Center line
CX: Center line
CY: Center line
CZ: Center line
D: Ditch
E: Easement
F: Fence
G: Gravel
H: Highway
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J: Junction
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L: Lake
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T: Tunnel
U: Utility
V: Ventrail
W: Water
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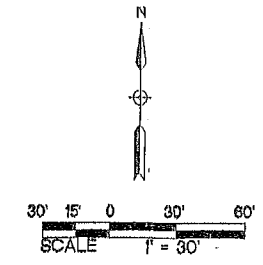
PROPOSED PLAN SYMBOLS

ROCK CONSTRUCTION ENTRANCE	[Symbol]
PROPOSED CONTOUR	[Symbol]
SPOT ELEVATION	[Symbol]
STORM SEWER	[Symbol]
SILTATION FENCE	[Symbol]
CONSTRUCTION LIMITS	[Symbol]
PROPERTY LINE	[Symbol]
SED. BORINGS	[Symbol]
EROSION CONTROL BLANKET (TEMPORARY)	[Symbol]
EROSION CONTROL MAT (PERMANENT)	[Symbol]
WORK BY OTHERS	[Symbol]
DRAINAGE ARROW	[Symbol]

ABBREVIATIONS

BM	Bench Mark
CC	Centerline
ELEV	Elevation
FFE	Finished Floor Elevation
HW	Water
MAN	Manhole
MIN	Minimum
ROP	Reinforced Concrete Pier

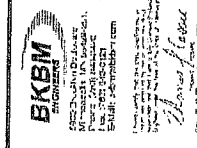
APPROXIMATE
DISTURBED AREA IS
2.7 ACRES



- EROSION CONTROL NOTES:**
- ALL EROSION CONTROL FACILITIES SHALL BE INSTALLED PRIOR TO ANY SITE GRADING OPERATIONS. THE CITY ENGINEER AND WATERSHED DISTRICT MUST BE NOTIFIED UPON COMPLETION OF THE INSTALLATION OF THE REQUIRED EROSION CONTROL FACILITIES AND PRIOR TO ANY GRADING OPERATIONS BEING COMMENCED. THE CONTRACTOR IS RESPONSIBLE TO SCHEDULE A PRE-CONSTRUCTION GRADING MEETING OR SITE MEET WITH THE CITY ENGINEER AND WATERSHED DISTRICT. IF DAMAGED OR REMOVED DURING CONSTRUCTION, ALL EROSION CONTROL FACILITIES SHALL BE RESTORED AND IN PLACE AT THE END OF EACH DAY.
 - ANY EROSION CONTROL FACILITIES REQUIRED BY THE CITY OR WATERSHED DISTRICT, BEFORE, DURING OR AFTER THE GRADING ACTIVITIES, SHALL BE INSTALLED AT THE REQUEST OF THE CITY AND/OR WATERSHED DISTRICT.
 - NO DEVIATIONS SHALL BE MADE FROM THE ELEVATIONS SHOWN ON THE APPROVED GRADING PLAN, WITHOUT PRIOR APPROVAL FROM THE CITY.
 - FOR SITES GREATER THAN 1.0 ACRE, AS REQUIRED BY THE MPCA PERMIT REQUIREMENTS, THE PERMIT APPLICANT MUST KEEP AN EROSION CONTROL INSPECTION LOG. INSPECTIONS MUST BE MADE EVERY 7 DAYS AND WITHIN 24 HOURS AFTER EVERY RAIN EVENT. THE INSPECTION RECORD MUST BE MADE AVAILABLE TO THE CITY AND WATERSHED DISTRICT AT ALL TIMES.
 - FLOODS FROM DRAINAGE CHANNELS OR PIPES (TEMPORARY OR PERMANENT) SHALL BE ROUTED TO SEDIMENTATION BASINS OR APPROPRIATE ENERGY DISSIPATORS TO PREVENT TRANSPORT OF SEDIMENT TO OUTFLOW OR LATERAL CONVEYANCE AND TO PREVENT EROSION AND SEDIMENTATION WHEN RUNOFF FLOWS INTO THE CONVEYANCE.
 - THE ACCESS ROAD SHALL BE GRADED OR OTHERWISE PROTECTED WITH ERT FENCES, DIVERSION CHANNELS, OR DICES AND PILES TO PREVENT SEDIMENT FROM EXITING THE SITE VIA THE ACCESS ROADS. ERT-ACCESS ROAD-CONVEYANCE SHALL BE SURFACED WITH CRUSHED ROCK WHEN THEY ADJOIN EXISTING PAVED ROADWAYS.
 - SOILS TRAMPLED FROM THE SITE BY MOTOR VEHICLES OR EQUIPMENT SHALL BE CLEARED DAILY FROM PAVED ROADWAY SURFACES OR MORE FREQUENTLY IF REQUESTED BY CITY OR WATERSHED DISTRICT THROUGHOUT THE DURATION OF CONSTRUCTION.
 - EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE DURATION OF SITE CONSTRUCTION. IF CONSTRUCTION OPERATIONS OR NATURAL EVENTS DAMAGE OR INTERFERE WITH THESE EROSION CONTROL MEASURES, THEY SHALL BE RESTORED TO SERVE THEIR INTENDED FUNCTION AT THE END OF EACH DAY OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
 - ALL CONSTRUCTION AREAS DISTURBED DURING CONSTRUCTION SHALL BE RESTORED AS SOON AS POSSIBLE. ANY AREAS WHICH HAVE BEEN FINISHED GRADED OR AREAS THAT HAVE BEEN DISTURBED AND NOT MAINTAINED OR COVERED BY EROSION CONTROL MEASURES ARE NOT ACTIVELY UNDERWAY SHALL BE SECEDED AND MULCHED WITHIN 14 DAYS AS SET FORTH IN THE FOLLOWING PARAGRAPH:
 - THE SEDIMENT CONTRACTOR MUST CONTACT THE CITY AND WATERSHED DISTRICT FOR APPLICATION OF SEED AND MULCH.
 - ALL SECEDED AREAS SHALL BE SEED-MULCHED AND DISC-ANCHORED OR COVERED BY EROSION BLANKETS TO PROTECT SEEDS AND LIMIT EROSION.
 - TEMPORARY OR PERMANENT MULCH SHALL BE DISC-ANCHORED AND APPLIED AT A UNIFORM RATE OF NOT LESS THAN TWO TONS PER ACRE AND NOT LESS THAN ONE INCH DEPTH.
 - IF THE SECEDED AREA IS ANTICIPATED TO BE RE-DISTURBED/DEVELOPED WITHIN SIX MONTHS, PROVIDE A TEMPORARY VEGETATIVE COVER CONSISTING OF AMERICAN BLUEGRASS OR TRANSPARENT (MIDWEST) SEED MIXTURE 100% AT A RATE OF 100 POUNDS PER ACRE.
 - IF GRATED AREA WILL NOT BE DEVELOPED FOR A PERIOD GREATER THAN 6 MONTHS, PROVIDE A PERMANENT VEGETATIVE COVER OF SEED MIXTURE 100% AT A RATE OF 60 POUNDS PER ACRE.
 - DRAINAGE BODIES OF THE EXISTING RECORDS SHALL BE RE-CREATED UNTIL THEY ARE COMPLETED AND SURVIVED A 60-DAY DROWING PERIOD.
 - ALL AREAS THAT WILL NOT BE MOVED OR MAINTAINED AS PART OF THE ULTIMATE DESIGN SHALL BE PERMANENTLY RESTORED USING SEED MIXTURE 100% AT A RATE OF 100 POUNDS PER ACRE.
 - WHETHER OTHER EROSION AND SEDIMENT CONTROL PRACTICES ARE INADEQUATE, TEMPORARY ON-SITE SEDIMENT BASINS THAT CONFORM TO THE CRITERIA FOR ON-SITE DETENTION BASINS SHALL BE PROVIDED.
 - SEDIMENT SHALL BE PREVENTED FROM ENTERING ALL STORM SEWER CATCH BASINS PROVIDING THEY ARE NOT NEEDED DURING CONSTRUCTION. WHERE STORM SEWER CATCH BASINS ARE NECESSARY FOR SITE DRAINAGE DURING CONSTRUCTION, A Silt Fence or Double Ring of Staked Bales, Backed by Snow Fence, SHALL BE INSTALLED AND MAINTAINED AROUND ALL CATCH BASINS UNTIL THE AREA ADJACENT TO THE CATCH BASIN IS RESTORED.
 - GRADING ACTIVITIES PROPOSED TO BEGIN AFTER OCTOBER 15 WILL REQUIRE AN APPROVED PHASING SCHEDULE. THE AREA OF LAND THAT THE CITY WILL ALLOW TO BE DISTURBED AT THIS TIME OF YEAR WILL BE SEVERELY LIMITED. THE CITY WILL ALSO REQUIRE ADDITIONAL EROSION CONTROL DEVICES, I.E., TEMPORARY SEDIMENT BASINS, DOMESTIC SEDIMENT AND SOIL PROTECTION OF BOTH SEED AND MULCH.
 - FILTER BLANKET AND WRAP SHALL BE INSTALLED ON THE DOWNSTREAM SIDE OF ALL STORM SEWER OUTLETS. ALL WRAP SHALL BE DESIGNED AND INSTALLED UNTIL A FILTER MATERIAL MEETING THE MINIMUM SPECIFICATIONS FOR WRAP AND FILTER MATERIAL.
 - EROSION CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED AROUND THE PERIMETER OF ALL LAKES, PONDS AND WETLANDS WITHIN OR ADJACENT TO THE AREA TO BE GRADED UNTIL THE AREA ADJACENT TO THE LAKE, POND OR WETLAND IS RESTORED.
 - TO MINIMIZE EROSION, ALL 3:1 SLOPES SHALL BE COVERED WITH MATERIAL APPROVED BY THE CITY'S ENGINEERING DIVISION AND WATERSHED DISTRICT, SUCH AS FIBROUS BLANKETS OR STAKED SOIL.
 - ALL SEDIMENTATION OCCURRING IN STORM SEWERS, DITCHES, LAKES, PONDS AND WETLANDS SHALL BE REMOVED PRIOR TO, DURING OR AFTER COMPLETION OF GRADING ACTIVITIES.
 - EROSION CONTROL ITEMS AND DEVICES SHOULD BE REMOVED ONLY AS DIRECTED BY THE CITY AND/OR WATERSHED DISTRICT.

- GRADING NOTES:**
- THE CONTRACTOR IS TO VISIT THE SITE, REVIEW ALL CONSTRUCTION DOCUMENTS AND FIELD VERIFY THE EXISTING CONDITIONS PRIOR TO BEGINNING ANY ADDITIONAL CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, ELEVATION AND MARK ALL EXISTING UTILITIES 48 HOURS BEFORE CONSTRUCTION STARTS. THE ENGINEER, ARCHITECT OR OWNER DOES NOT GUARANTEE THAT ALL THE UTILITIES ARE CORRECTLY LOCATED OR DEPTHS ARE CORRECT. CONTACT THE CITY AT 612-444-0000 FOR FIELD LOCATING EXISTING UTILITIES. CONTACT UTILITY OWNERS IF DAMAGE OCCURS DUE TO CONSTRUCTION.
 - PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED FOR REMOVAL.
 - NOTIFY CITY BUILDING INSPECTOR BEFORE TRENCHING AND EXCAVATION WORK COMMENCES. THE CONTRACTOR SHALL OBTAIN ALL APPLICABLE PERMITS PRIOR TO START OF CONSTRUCTION.
 - ALL SPOT ELEVATIONS SHOWN AS 63.52, FOR EXAMPLE, ARE TO BE UNDERSTOOD TO MEAN 63.52.
 - NO SLOPES ARE TO EXCEED 3:1 (3 FEET HORIZONTAL TO 1 FOOT VERTICAL) UNLESS NOTED OTHERWISE.
 - HANDICAP PARKING AREAS SHALL NOT HAVE SLOPES IN ANY DIRECTION THAT EXCEED 2%.
 - PROVIDE POSITIVE DRAINAGE FROM BUILDINGS AT ALL TIMES.
 - UPON COMPLETION OF THE GRADING AND UTILITY WORK, THE DEVELOPER SHALL CERTIFY THAT ALL GRADING AND UTILITY WORK WAS PERFORMED IN ACCORDANCE WITH THE APPROVED GRADING AND UTILITY PERMITS. AN AS-BUILT GRADING AND UTILITY PLAN SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND DISTRIBUTION.
 - PRIOR TO ISSUANCE OF BUILDING PERMITS, ALL NECESSARY EROSION CONTROL DEVICES MUST BE IN PLACE AND FUNCTIONING. THE CITY AND WATERSHED DISTRICT WILL INSPECT THE SITE TO DETERMINE THE SUFFICIENCY FOR BUILDING ACTIVITIES. IF THE EROSION CONTROL DEVICES HAVE NOT BEEN INSTALLED AT THIS POINT, IT MAY BE NECESSARY TO WITHHOLD BUILDING PERMITS FOR VARIOUS LOTS TO ALLOW THE CONTRACTOR ADEQUATE TIME TO PERFORM THIS WORK.
 - ALL SLOPES CREATED IN THE PROCESS OF CLEARING AND GRADING THE SITE SHALL BE RESTORED FROM THE SITE. THIS INCLUDES TREES AND SHRUBS. UNDER NO CIRCUMSTANCES SHALL THE TYPE OF MATERIAL BE USED OR PLACED ON THE SITE. FOUR FENCES OF TOPSOIL - AFTER COMPLETION - SHALL BE RE-SPREAD PRIOR TO RESEEDING AND MULCHING. EXCESS TOPSOIL MAY BE REMOVED FROM THE SITE PROVIDED THERE IS ADEQUATE TOPSOIL REMAINING TO PROPERLY FERTILIZE THE SITE AS NOTED ABOVE. THE TOPSOIL SPREADING, STOCKPILING AND RE-SPREADING SHALL BE DONE IN ACCORDANCE TO, AND NOTED ON, THE APPROVED GRADING PLAN AND SPECIFICATIONS.
 - ALL GRADING OPERATIONS SHALL BE CONDUCTED IN A MANNER TO MINIMIZE THE POTENTIAL FOR SITE EROSION. EROSION CONTROL MEASURES SHALL BE INSTALLED TO PREVENT SEDIMENT FROM RUNNING OFF ONTO ADJACENT PROPERTIES. ANY DAMAGE TO ADJACENT PROPERTIES MUST BE CORRECTED AND RESTORED AS SOON AS POSSIBLE. THE CONTRACTOR IS TO CONTACT THE CITY OF LAKE ELMO FIRE MARSHAL FOR THE EXACT PLACEMENT OF FIRE LAKES, YELLOW-PARKED CURBING AND NO PARKING AREAS FOR THE PROTECTION PERIODS.
 - IF CONSTRUCTION OF THE SITE WORK PROCEEDS THROUGHOUT THE WINTER MONTHS, ANY DISTURBED AREAS OUTSIDE THE BUILDING FOOTPRINT ARE TO BE ANNUALLY STABILIZED PRIOR TO MARCH 1, 2007 AS FOLLOWS: AREAS PLANNED TO RECEIVE PAVEMENTS ARE TO HAVE CLASS 6 BASE INSTALLED; ALL OTHER DISTURBED AREAS ARE TO BE 650-MULCHED.
 - "MAINTAINED" REFERS TO THE "MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES."

- KEYED NOTES:**
- KEYED NOTES ARE IDENTIFIED BY [Symbol] ON PLAN.
- INSTALL SILT FENCE PER DETAIL 1/64.0.
 - INSTALL SILT SEDIMENT CONTROL PER DETAIL 3/64.0.
 - INSTALL ROCK CONSTRUCTION ENTRANCE PER DETAIL 1/64.0.
 - COORDINATE GRADING AND ELEVATIONS WITH CONTRACTOR PERFORMANCE.
 - NO SLOPES ARE TO EXCEED 3:1.
 - INSTALL TEMPORARY EROSION CONTROL BLANKET SUCH AS NORTH AMERICAN GREEN-STE, OR EQUIVALENT. REFER TO UNDOT 2000 CATEGORY 2 EROSION CONTROL BLANKET.
 - INSTALL PERMANENT EROSION CONTROL MAT SUCH AS POLYPROPYLENE MAT, 3000-CC. REFER TO UNDOT 2000 CATEGORY 2.
 - SEE GRADING NOTE #6.

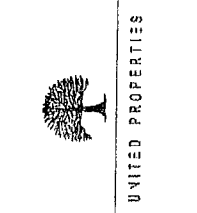


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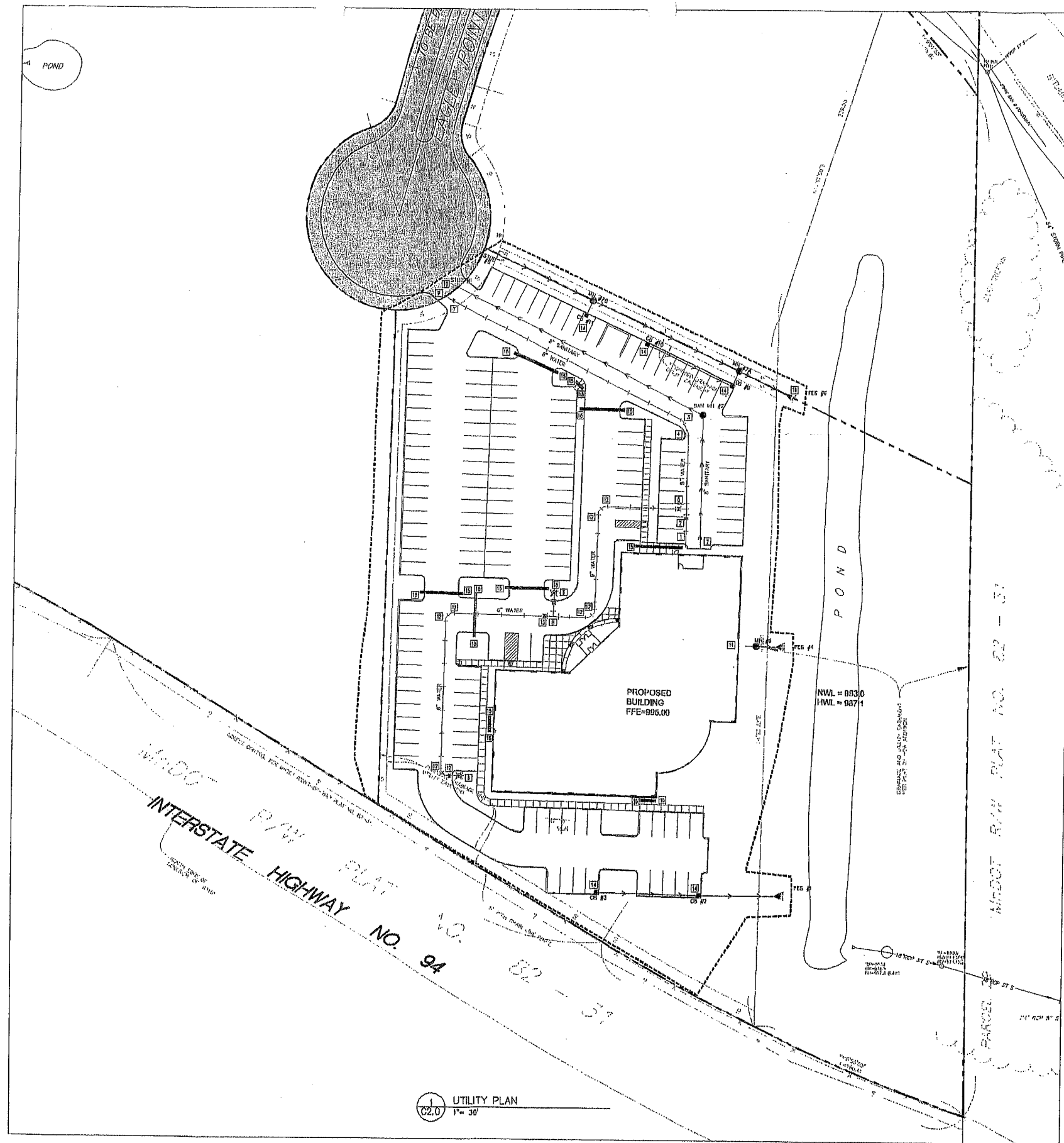


RASMUSSEN COLLEGE

EAGLE POINT BUSINESS PARK
LAKE ELMO, MINNESOTA

Date	05.17.2006
Job Number	05230100
Drawn by	DDC
Checked by	LAC
Revised by	
Revised by	

6/18/06
C1.0



PROPOSED PLAN SYMBOLS	
STORM SEWER	---
SANITARY SEWER	---
WATER PIPE	---
CATCH BASIN/VALVE	CB
FIRE HYDRANT	+
WATER VALVE	+
FLARED END SECTION	---
PROPERTY LINES	---
CONSTRUCTION LINES	---
IRIGATION SLEEVES	---
WORK BY OTHERS	---

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
CB	Catch Basin
CONC.	Concrete
DIP	Ductile Iron Pipe
ELEV	Elevation
EX	Existing
FTE	Finished Floor Elev.
GA	Gas
H.W.	High Water Level
INT	Invert
MAX	Maximum
MIN	Minimum
NWL	Normal Water Level
RCP	Reinforced Concrete Pipe
R.O.W.	Right-of-Way
SAN	Sanitary Sewer
W	Water Line

- UTILITY NOTES.
- COORDINATE SERVICE CONNECTION LOCATIONS AT THE BUILDING WITH THE MECHANICAL CONTRACTOR AND RETAINING WALL CONTRACTOR PRIOR TO CONSTRUCTION. NO ADDITIONAL COMPENSATION WILL BE ALLOWED FOR UNCOORDINATED WORK.
 - PROTECT ALL EXISTING STRUCTURES AND UTILITIES WHICH ARE NOT SCHEDULED TO BE REMOVED.
 - ALL SEWER AND WATER CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 2 FEET AND HORIZONTAL SEPARATION OF 10 FEET. FOLLOW ALL HEALTH DEPARTMENT STANDARDS. WARNING IS TO BE DETECTED AROUND SEWER TO AVOID A FEET OF SEPARATION.
 - ALL WATER MAINS SHALL BE DUCTILE IRON PIPE WITH DUCTILE IRON FITTINGS. ALL FITTINGS ARE TO BE POLY-WRAPPED WITH 8-MIL POLYETHYLENE FILM.
 - ALL WATER MAINS SHALL HAVE 7.5' OF COVER OVER TOP OF PIPE.
 - PROVIDE WATER MAIN THRUST BLOCKING PER DETAIL 7/04.0. PROVIDE PRECAST THRUST BLOCKS BEHIND FIRE HYDRANTS.
 - SANITARY SEWER PIPING SHALL BE 30" P.V.C.
 - REFER TO STORM SEWER TABLE FOR CLASS OF REINFORCED CONCRETE PIPE.
 - ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE DUCT-SPUN.
 - WOOD POLYSTYRENE INSULATION BOARD SHALL BE INSTALLED ON ALL UTILITY PIPE STUDS SERVING THE BUILDING, IF THE PIPE HAS LESS THAN 6" FEET OF COVER OVER THE TOP OF PIPE. OBTAIN WRITTEN APPROVAL FROM ENGINEER PRIOR TO INSTALLATION.

- KEYED NOTES
- KEYED NOTES ARE DENOTED BY [] ON PLAN.
- STUD 8-INCH CONCRETE WATER SERVICE TO WITHIN 5-FEET OF BUILDING. COORDINATE EXACT LOCATION AND ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 - STUD 8-INCH SANITARY SEWER SERVICE TO WITHIN 5-FEET OF BUILDING AT INVERT ELEVATION 964.80. COORDINATE EXACT LOCATION AND ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 - INSTALL 8-INCH 45-DEGREE DIP BEND WITH THRUST BLOCKING. FOLLOW ALL LAKE ELMO STANDARDS AND SPECIFICATIONS.
 - INSTALL 8-INCH 22.5-DEGREE DIP BEND WITH THRUST BLOCKING. FOLLOW ALL LAKE ELMO STANDARDS AND SPECIFICATIONS.
 - INSTALL 8-INCH 90-DEGREE DIP BEND WITH THRUST BLOCKING. FOLLOW ALL CITY OF LAKE ELMO STANDARDS AND SPECIFICATIONS.
 - INSTALL FIRE HYDRANT WITH GATE VALVE AND BOX PER DETAIL 6/04.0. FOLLOW ALL CITY OF LAKE ELMO STANDARDS AND SPECIFICATIONS.
 - INSTALL GATE 4-INCH GATE VALVE AND BOX. REFER TO DETAIL 7/04.0. FOLLOW ALL CITY OF LAKE ELMO STANDARDS AND SPECIFICATIONS.
 - INSTALL 8-INCH 90-DEGREE DIP BEND WITH THRUST BLOCKING. FOLLOW ALL CITY OF LAKE ELMO STANDARDS AND SPECIFICATIONS.
 - CONNECT 8-INCH WATER LINE INTO STUD. STUD IS PART OF THE DIA.-DE-SAG CONTRACT AND CONNECTION IS TO BE COORDINATED WITH DIA.-DE-SAG CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. FOLLOW ALL CITY OF LAKE ELMO STANDARDS AND SPECIFICATIONS.
 - CONNECT 8-INCH P.V.C. SANITARY SEWER LINE INTO STUD AT INVERT ELEVATION 970.0. STUD IS PART OF THE DIA.-DE-SAG CONTRACT AND CONNECTION IS TO BE COORDINATED WITH DIA.-DE-SAG CONTRACTOR PRIOR TO THE START OF CONSTRUCTION. FOLLOW ALL CITY OF LAKE ELMO STANDARDS AND SPECIFICATIONS.
 - STUD 10-INCH SCHEDULE 40 P.V.C. PIPE 6 FEET FROM BUILDING AT INVERT ELEVATION 989.14. COORDINATE EXACT LOCATION AND INVERT ELEVATION WITH MECHANICAL CONTRACTOR PRIOR TO THE START OF CONSTRUCTION.
 - INSTALL 8-INCH 45-DEGREE DIP BEND WITH THRUST BLOCKING. FOLLOW ALL LAKE ELMO STANDARDS AND SPECIFICATIONS.
 - INSTALL GATE 4-INCH GATE VALVE AND BOX. REFER TO DETAIL 7/04.0. FOLLOW ALL CITY OF LAKE ELMO STANDARDS AND SPECIFICATIONS.
 - INSTALL DRAINABLE AT ALL LOW POINT CATCH BASINS PER DETAIL 6/04.1.
 - INSTALL CLASS II RCP RAMP AT FLARED END SECTION.

STORM SEWER TABLE					
STRUCTURE IDENTIFICATION	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING	TOP ELEVATION	INVERT ELEVATION	PIPE LENGTH, DIAMETER, SLOPE & NEXT UPSTREAM STRUCTURE
FES #1	12	N/A	N/A	W. 983.00	57' OF 12" RCP CLASS V @ 2.0%, CB #2
CB #2	48	R-3067-V	991.05	E. 984.14 W. 987.00	72' OF 12" RCP CLASS V @ 1.5%, CB #3
CB #3	24x36	R-3067-V	992.07	E. 988.07	
FES #4	12	N/A	N/A	W. 983.00	18' OF 12" RCP CLASS V @ 1.7%, MH #5
MH #5	48	R-1733	990.6	E. 983.31 W. 986.00	7' OF 10" SCH. 40 P.V.C. @ 2.0%, BLDG.
FES #6	36	N/A	N/A	NW. 983.00	41' OF 36" RCP CLASS II @ 0.8%, MH #7A
MH #7A	80	R-1733	990.0	SE. 983.25 NW. 983.25 SW. 984.91	113' OF 36" RCP CLASS II @ 0.8%, MH #7B 12' OF 12" RCP CLASS V @ 0.5%, CB #8
MH #7B	80	R-1733	991.2	SE. 983.93 NW. 983.93 SW. 985.44	74' OF 36" RCP CLASS II @ 0.56%, STUD #8 12' OF 12" RCP CLASS V @ 0.5%, CB #11
STUD #8	N/A	N/A	N/A	E. 984.34	
CB #9	48	R-3067-V	989.45	NW. 984.87	66' OF 12" RCP CLASS V @ 0.5%, CB #10
CB #10	24x36	R-3067-V	989.30	SE. 985.30	
CB #11	24x36	R-3067-V	989.80	NW. 985.80	

SANITARY SEWER TABLE				
STRUCTURE IDENTIFICATION	STRUCTURE DIMENSION (INCHES)	NEENAH CASTING	TOP ELEVATION	INVERT ELEVATION
STUD #1	N/A	N/A	N/A	SE. 979.00
SAN MH #2	48	R-1733	990.70	NW. 983.00 E. 983.00

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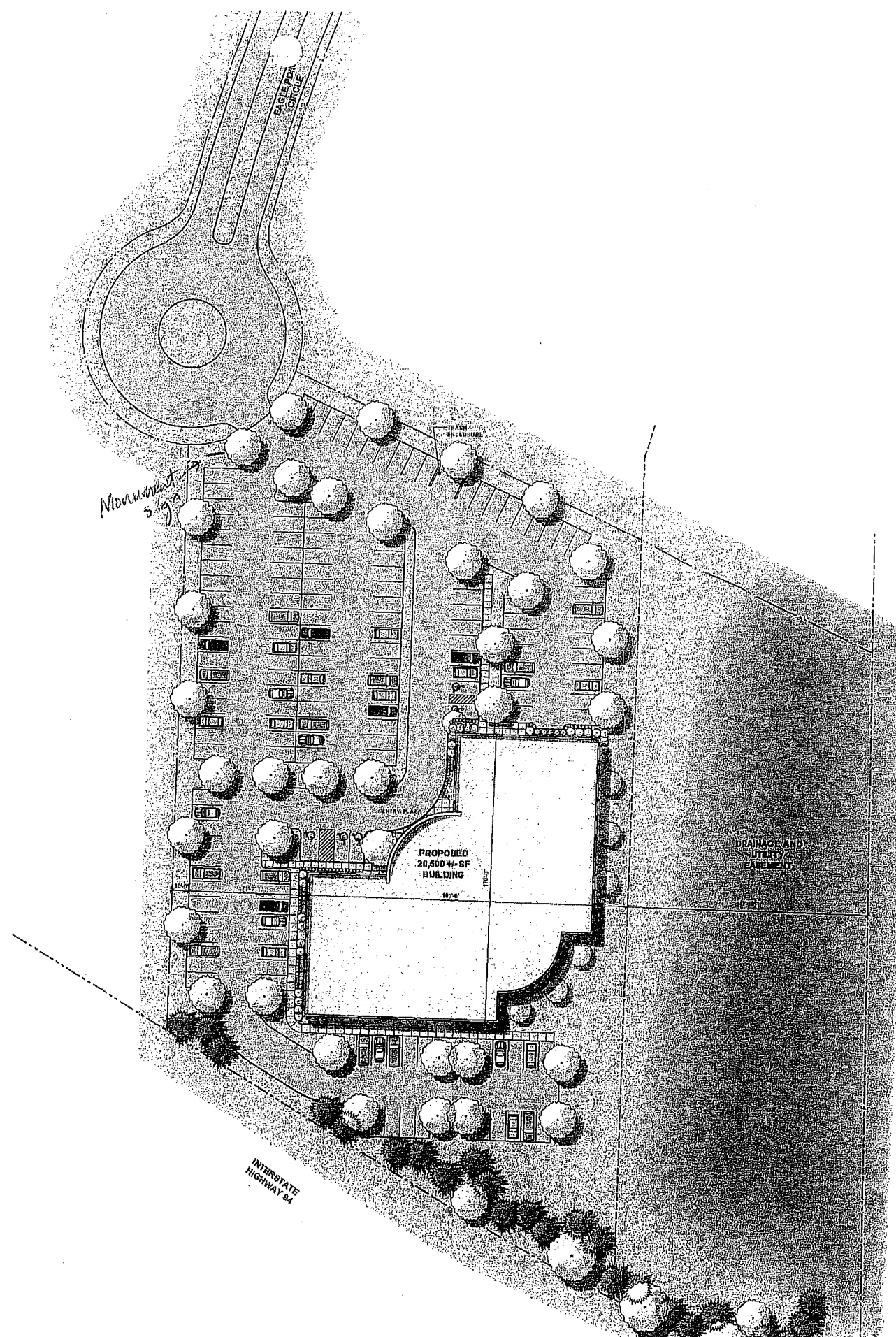
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LAKE ELMO, MINNESOTA

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Due 05/17/2008
Job Number 05338.00
Drawn By JCC
Checked By LJO
Revised
Number 001
Date 05/17/2008

C2.0
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UTILITY PLAN

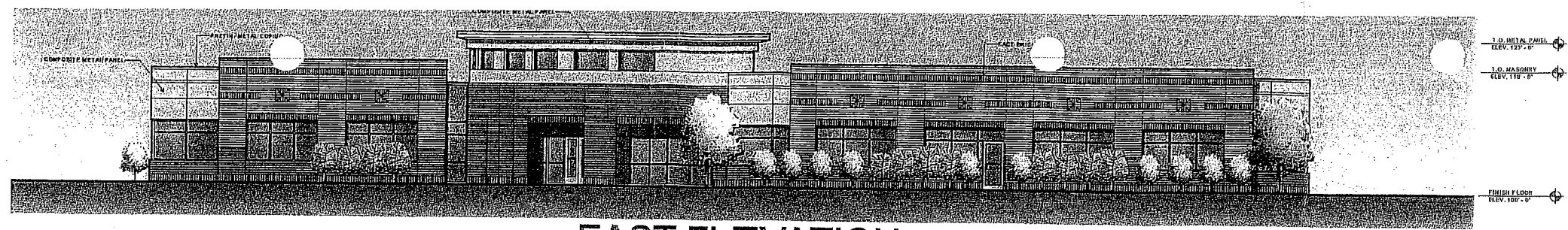
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[Signature]



SITE DATA	
SITE AREA:	4.107 +/- ACRES
SITE AREA EXCLUDING EASEMENT:	2.629 +/- ACRES
BUILDING AREA:	20,500 +/- SF
PARKING PROVIDED:	158 SPACES
PARKING RATIO:	7.7 CARS / 1000 SF

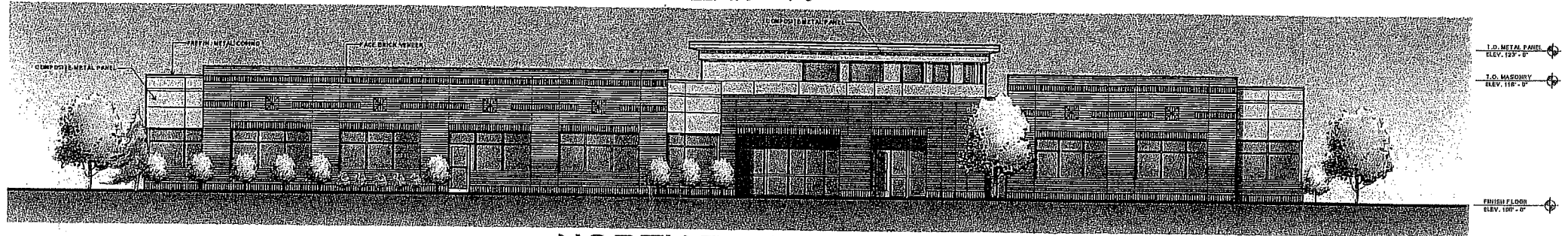
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CPS

ARCHITECTURAL SITE PLAN
1"=30'-0"  NORTH



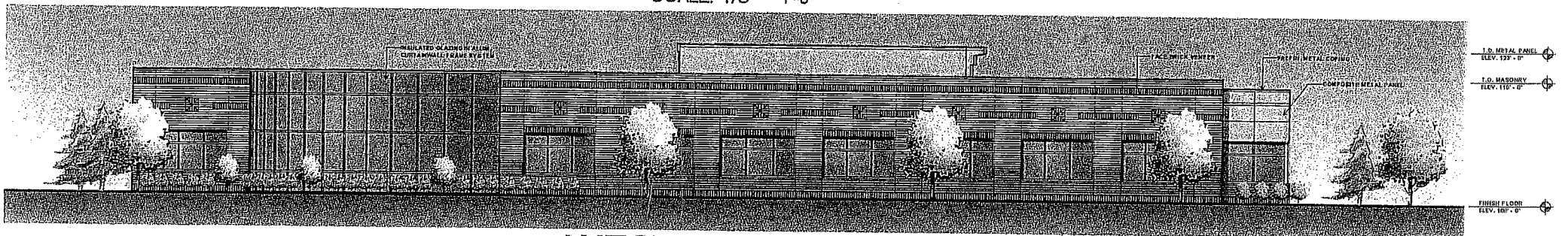
EAST ELEVATION

SCALE: 1/8" = 1'-0"



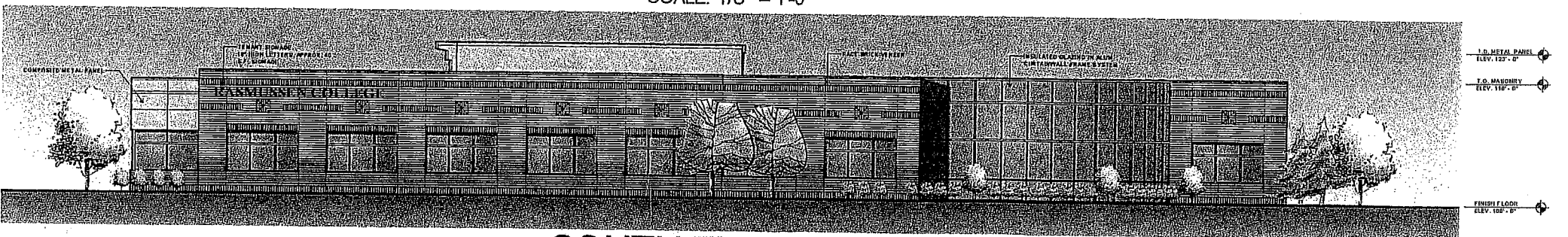
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



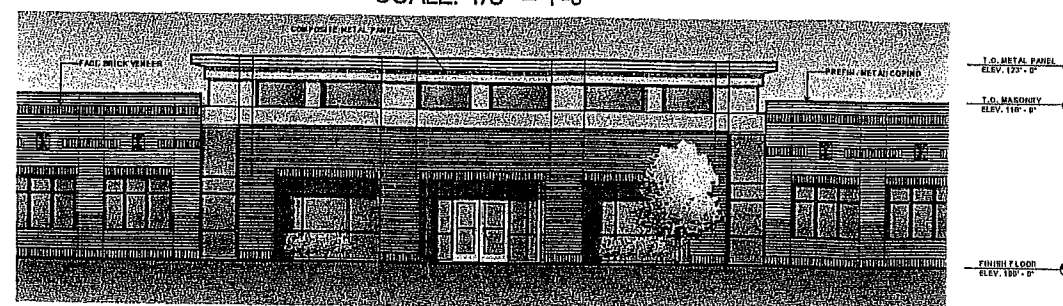
WEST ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

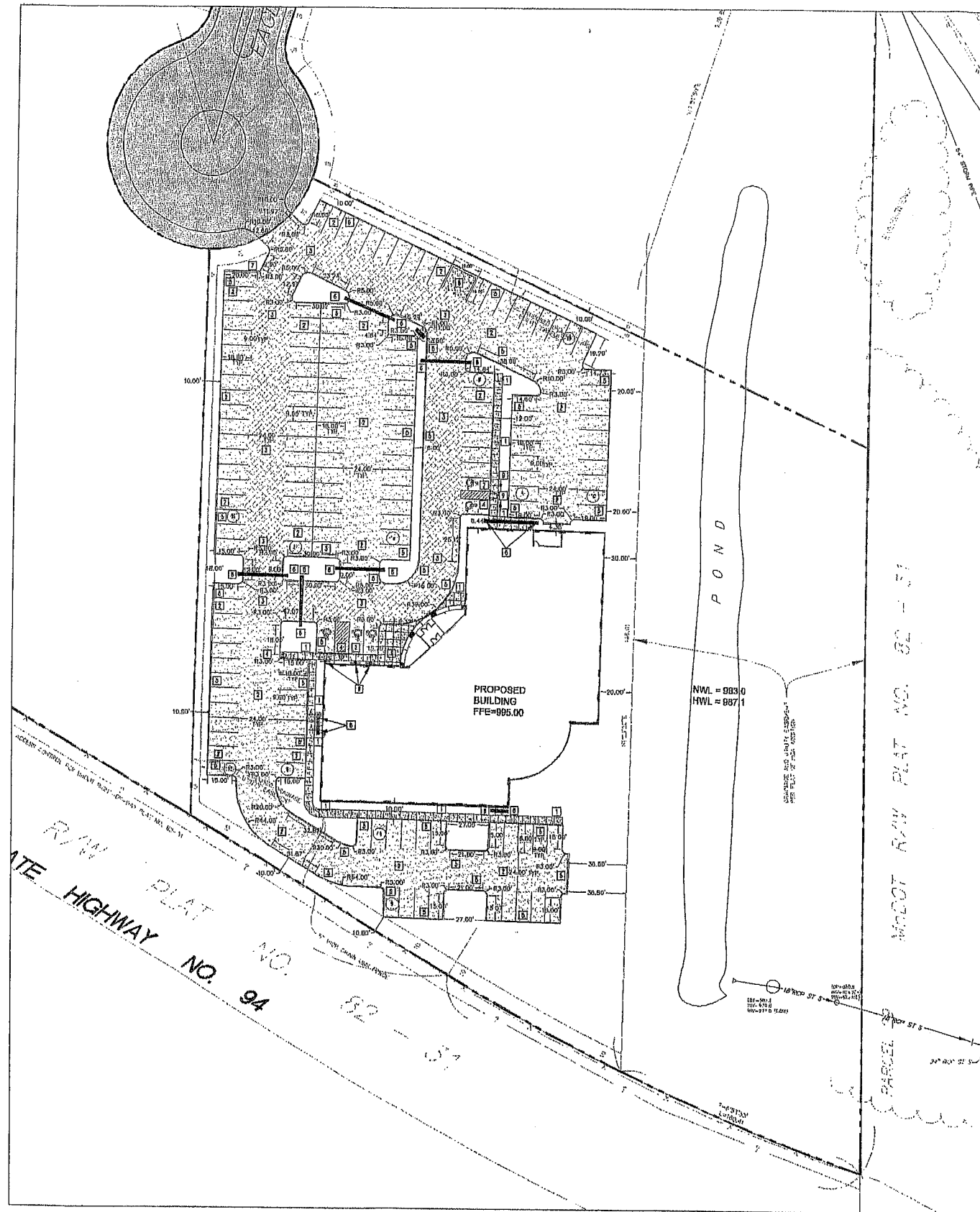
SCALE: 1/8" = 1'-0"



ENTRY ELEVATION

SCALE: 1/8" = 1'-0"

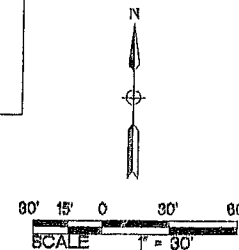
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1 GEOMETRIC AND PAVING PLAN
C3.0 1" = 30'

PROPOSED PLAN SYMBOLS	
PROPERTY LINES	---
IRRIGATION SLEEVE	---
LIGHT DUTY BITUMINOUS PAVEMENT	---
HEAVY DUTY BITUMINOUS PAVEMENT	---
CONCRETE SIDEWALK	---
WORK BY OTHERS	---
PARKING LOT STALL COUNT	①
HANDICAP STALL	②
PEDESTRIAN CURB RAMP	---
HANDICAP PARKING SIGN	---

ABBREVIATIONS	
BLDG	Building
BM	Bench Mark
COND	Concrete
EX	Existing
FTE	First Floor Elevation
HWL	High Water Level
NWL	Normal Water Level
R	Radius
SF	Square Foot
SP	Surface Parking
TYP.	Typical



GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF CURB OR CURB UNLESS NOTED OTHERWISE.
2. ALL PRIVATE CURB AND GUTTER IS TO BE 0512 CONCRETE CURB AND GUTTER UNLESS NOTED OTHERWISE.
3. NO SIDEWALK IS TO HAVE MORE THAN A 2% CROSS SLOPE OR MORE THAN A 5% LONGITUDINAL SLOPE.
4. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS FOR PROPOSED BUILDING LAYOUT.
5. FOLLOW ALL CITY OF LAKE ELMO AND WASHINGTON COUNTY RULES, REGULATIONS AND SPECIFICATIONS WHEN WORKING IN PUBLIC RIGHT OF WAY.
6. NO PONDING OF WATER WILL BE ALLOWED WHERE NEW PAVEMENT MEETS EXISTING PAVEMENT.
7. ALL PARKING STALLS, EXCEPT HANDICAP STALLS, ARE TO BE 8 FEET WIDE BY 10 FEET LONG.
8. REFER TO STRUCTURAL PLANS FOR STAIR DETAILS.

SETBACKS

BUILDING SETBACK: 50 FEET FROM ADJUT RIGHT-OF-WAY,
50 FEET FROM CUL-DE-SAC.
PARKING LOT SETBACK: 20 FEET FROM ADJUT RIGHT-OF-WAY,
20 FEET FROM CUL-DE-SAC,
10 FEET FROM LOT LINES.

PARKING COUNT

REGULAR PARKING STALLS: 103
HANDICAP STALLS: 5
TOTAL: 108

SURFACES

PERCENT IMPERVIOUS: 71%
PERCENT PERVIOUS: 29%
TOTAL: 100%

KEYED NOTES

KEYED NOTES ARE PERMITTED BY ② ON PLAN.

1. INSTALL CONCRETE WALK PER DETAIL 6/04.1.
2. INSTALL LIGHT-DUTY BITUMINOUS PAVEMENT PER DETAIL 10/04.1.
3. INSTALL HEAVY-DUTY BITUMINOUS PAVEMENT PER DETAIL 9/04.1.
4. INSTALL PEDESTRIAN CURB RAMP PER DETAIL 4/04.1.
5. INSTALL TYPE 0512 CONCRETE CURB AND GUTTER PER DETAIL 7/04.1.
6. INSTALL TYPE 0512 CONCRETE CURB AND GUTTER PER DETAIL 11/04.1.
7. PROPOSED MONUMENT SIGN LOCATION. REFER TO ARCHITECTURAL PLANS.
8. WASH ENCLOSURE. REFER TO ARCHITECTURAL PLANS.
9. INSTALL HANDICAP PARKING SIGN PER DETAIL 12/04.1.



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UNITED PROPERTIES

RASMUSSEN
COLLEGE
EAGLE POINT BUSINESS PARK
LAKE ELMO, MINNESOTA

Date: 03.17.2006
Job Number: 00155.00
Drawn By: DUC
Checked By: TJC
Reviewed: _____
Author: _____
Date: _____
Project: _____

C3.0
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GEOMETRIC AND PAVING PLAN

6/18/06
CPD

6/18/67
(10)

TYPE: LUMINAIRE
DESCRIPTION: The Luminaire is a self-contained unit with a glass lens and a metal housing. It is designed for use in outdoor areas and is suitable for use in areas where there is a risk of fire or explosion. The luminaire is made of die-cast aluminum and is finished with a powder coat. It is suitable for use in areas where there is a risk of fire or explosion. The luminaire is made of die-cast aluminum and is finished with a powder coat. It is suitable for use in areas where there is a risk of fire or explosion.

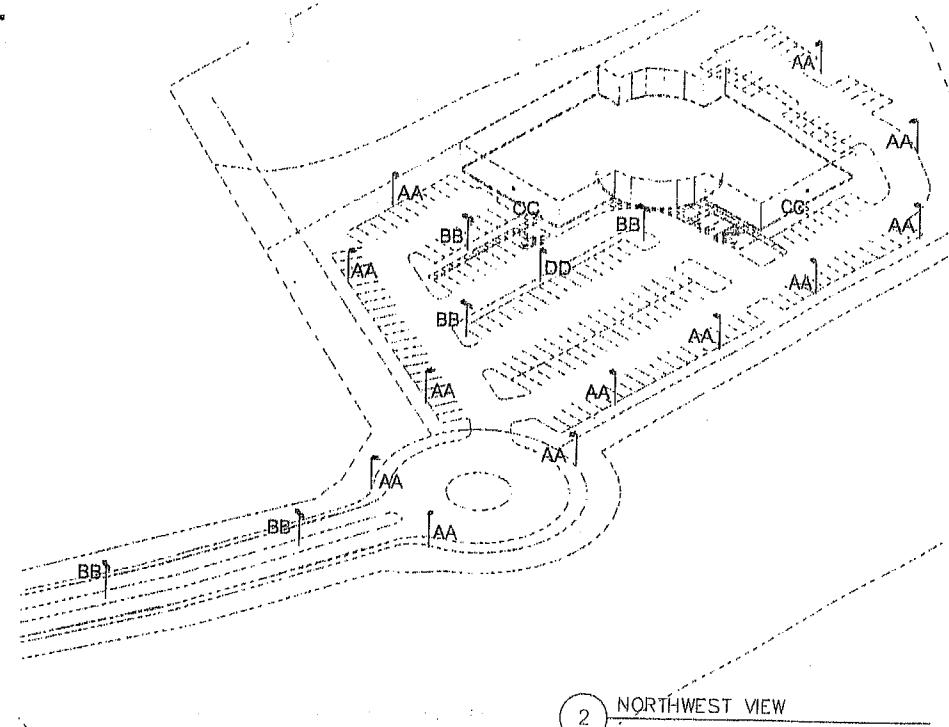
FEATURES: The luminaire is made of die-cast aluminum and is finished with a powder coat. It is suitable for use in areas where there is a risk of fire or explosion. The luminaire is made of die-cast aluminum and is finished with a powder coat. It is suitable for use in areas where there is a risk of fire or explosion.

DETAILS: The luminaire is made of die-cast aluminum and is finished with a powder coat. It is suitable for use in areas where there is a risk of fire or explosion. The luminaire is made of die-cast aluminum and is finished with a powder coat. It is suitable for use in areas where there is a risk of fire or explosion.

PHOTO MOUNTING: The luminaire is made of die-cast aluminum and is finished with a powder coat. It is suitable for use in areas where there is a risk of fire or explosion. The luminaire is made of die-cast aluminum and is finished with a powder coat. It is suitable for use in areas where there is a risk of fire or explosion.

ARM MOUNTING: The luminaire is made of die-cast aluminum and is finished with a powder coat. It is suitable for use in areas where there is a risk of fire or explosion. The luminaire is made of die-cast aluminum and is finished with a powder coat. It is suitable for use in areas where there is a risk of fire or explosion.

ENERGY DATA: The luminaire is made of die-cast aluminum and is finished with a powder coat. It is suitable for use in areas where there is a risk of fire or explosion. The luminaire is made of die-cast aluminum and is finished with a powder coat. It is suitable for use in areas where there is a risk of fire or explosion.

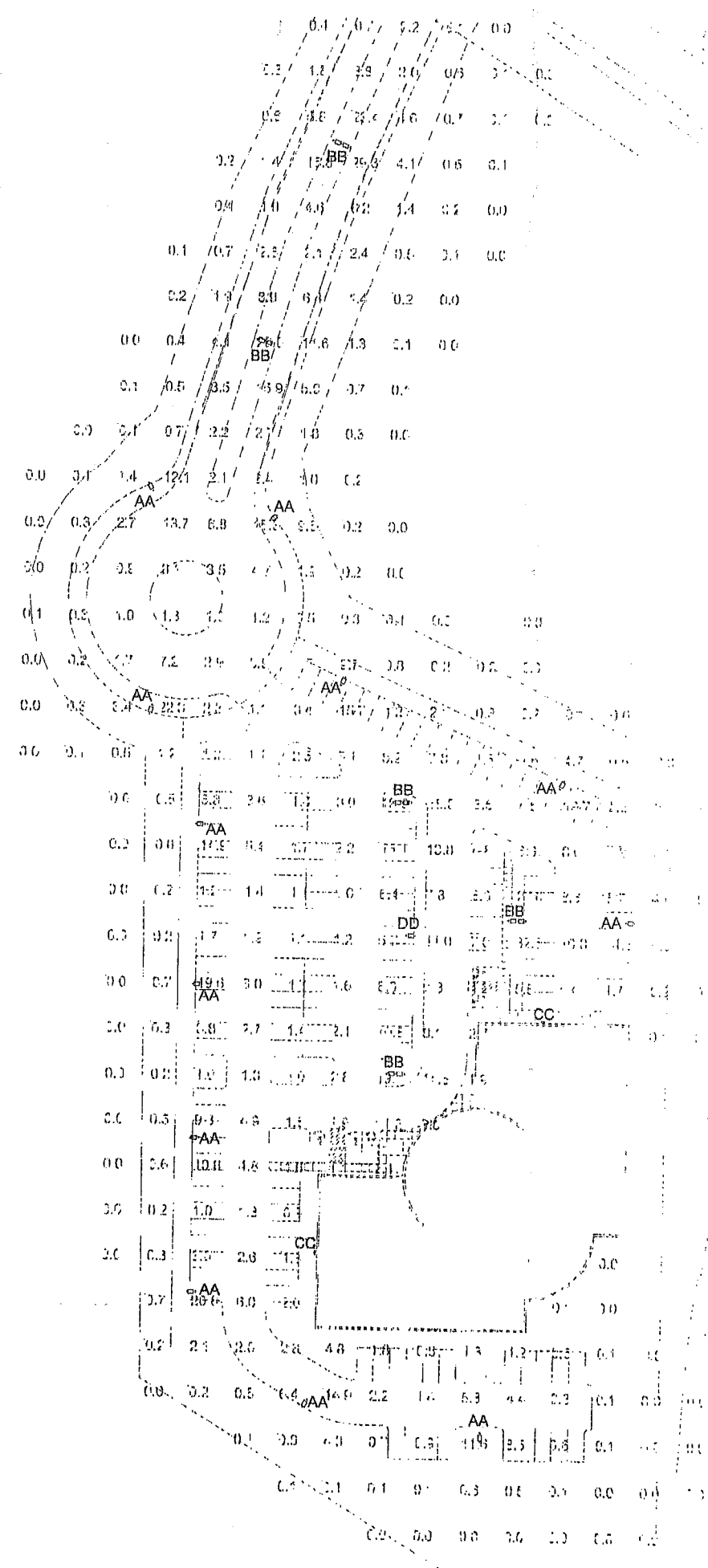
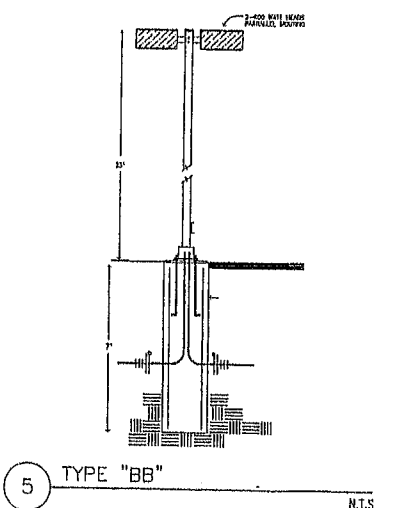
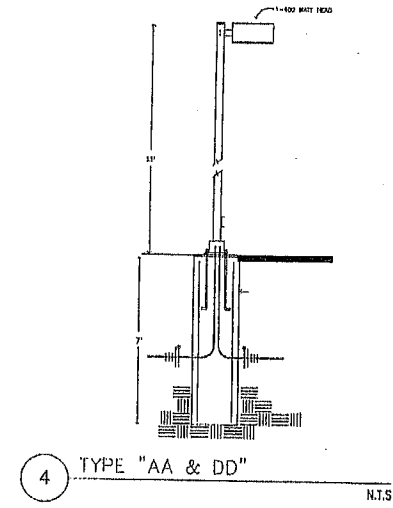


Symbol	Label	Qty	Category Number	Description	Lamp	File	Lumen	LLF	Watts
AA	AA	12	LUMARK PPH-1-40-3-H-23	DIE-CAST TYPE, BRIGHT CUTOFF LUMINAIRE	ONE 400-WATT CLEAR ET-18 HIGH PRESSURE SODIUM, HORIZONTAL POSITION	9112000.1JES	6000	0.90	400
BB	BB	5	LUMARK PPH-2-40-3-H-23	DIE-CAST CUTOFF LUMINAIRE	ONE 400-WATT CLEAR ET-18 HIGH PRESSURE SODIUM, HORIZONTAL POSITION	92040102.JES	6000	0.90	400
CC	CC	1	LUMARK PPH-1-40-4-H-23	DIE-CAST CUTOFF LUMINAIRE	ONE 400-WATT CLEAR ET-18 HIGH PRESSURE SODIUM, HORIZONTAL POSITION	92040102.JES	6000	0.90	400
DD	DD	2		ARCHITECTURAL WALL LUMINAIRE - WALL GRAZING DISTRIBUTION	100 WATT WHITE/RED HPS CLEAR T-8	ENV10HFXJE	4000	0.90	110

Description	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	3.2 ft	32.8 ft	0.0 ft	N/A	N/A

No.	Label	X	Y	Z	Mt	Orientation	Tilt	X	Y	Z
1	CC	-39755.0	-14207.0	10.0	10.0	-90.0	0.0	-39755.0	-14207.0	0.0
2	CC	-39755.0	-14076.1	10.0	10.0	0.0	0.0	-39755.0	-14076.1	0.0
3	A	-39720.0	-14230.2	23.0	23.0	0.0	0.0	-39720.0	-14230.2	0.0
4	A	-39739.4	-13973.5	23.0	23.0	90.0	0.0	-39739.4	-13973.5	0.0
5	A	-39748.0	-13902.0	23.0	23.0	90.0	0.0	-39748.0	-13902.0	0.0
6	A	-39726.8	-13940.5	23.0	23.0	207.0	0.0	-39726.8	-13940.5	0.0
7	A	-39700.2	-14023.7	23.0	23.0	-90.0	0.0	-39700.2	-14023.7	0.0
8	B	-39716.7	-13950.7	23.0	23.0	0.0	0.0	-39716.7	-13950.7	0.0
9	B	-39716.0	-14107.7	23.0	23.0	0.0	0.0	-39716.0	-14107.7	0.0
10	A	-39700.6	-14500.2	23.0	23.0	-1.0	0.0	-39700.6	-14500.2	0.0
11	B	-39702.2	-13950.5	23.0	23.0	113.1	0.0	-39702.2	-13950.5	0.0
12	B	-39703.0	-13731.0	23.0	23.0	104.0	0.0	-39703.0	-13731.0	0.0
13	A	-39704.3	-14202.1	23.0	23.0	23.0	0.0	-39704.3	-14202.1	0.0
14	A	-39704.0	-13910.0	23.0	23.0	23.0	0.0	-39704.0	-13910.0	0.0
15	A	-39727.8	-14026.0	23.0	23.0	208.0	0.0	-39727.8	-14026.0	0.0
16	A	-39707.3	-13907.0	23.0	23.0	138.7	0.0	-39707.3	-13907.0	0.0
17	A	-39728.0	-14146.0	23.0	23.0	88.5	0.0	-39728.0	-14146.0	0.0
18	A	-39720.0	-14000.7	23.0	23.0	88.5	0.0	-39720.0	-14000.7	0.0
19	B	-39719.0	-14023.7	23.0	23.0	0.0	0.0	-39719.0	-14023.7	0.0
20	O	-39704.7	-14022.4	23.0	23.0	-90.0	0.0	-39704.7	-14022.4	0.0

3 SCHEDULES

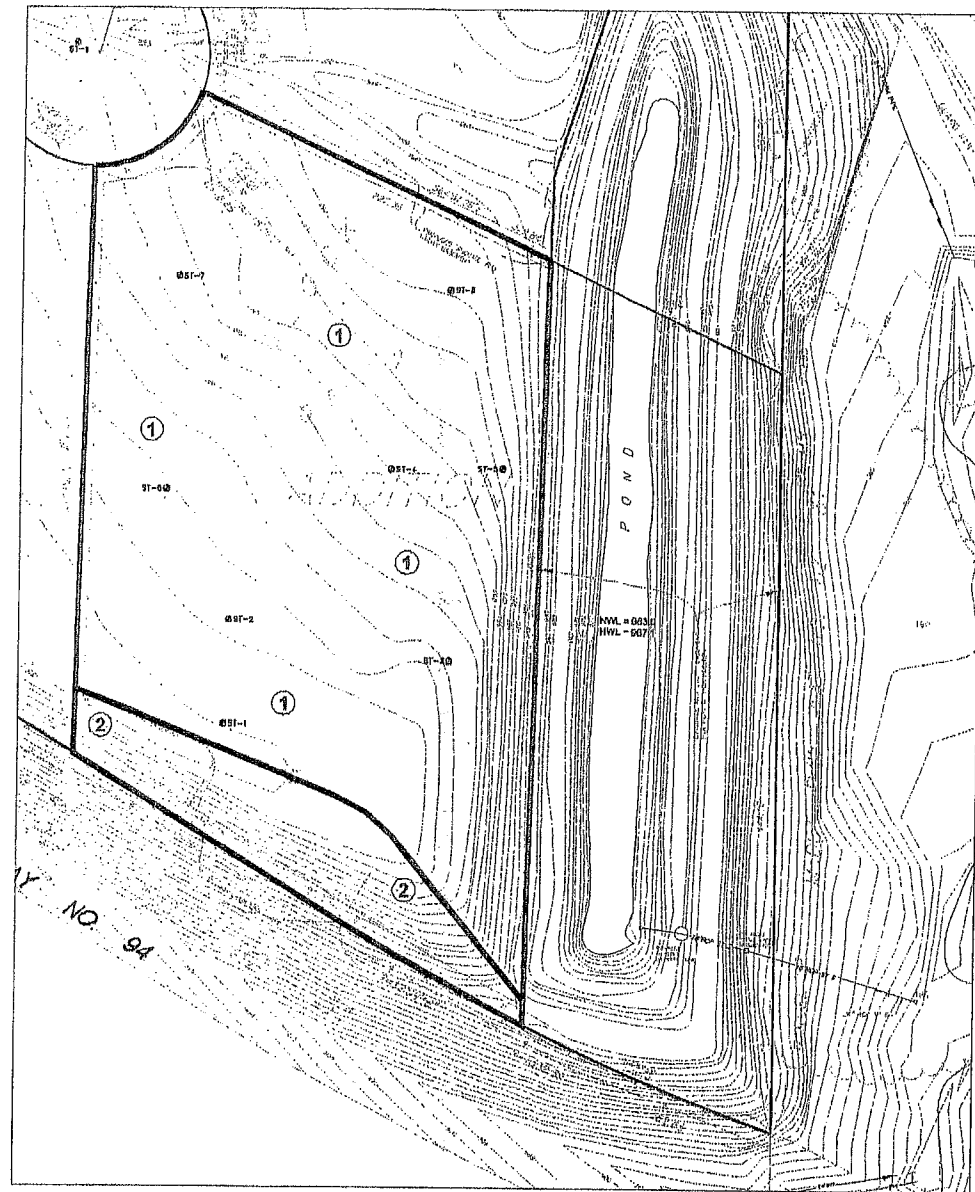


ACE Electrical Contractors Inc.
 5165 Highway 169 North • Plymouth, MN 55442

Rasmussen Building Site Photometrics

DATE: 6/18/06
BY: [Signature]

THIS PLAN IS THE PROPERTY OF ACE ELECTRIC. NO PART OF THIS PLAN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF ACE ELECTRIC.

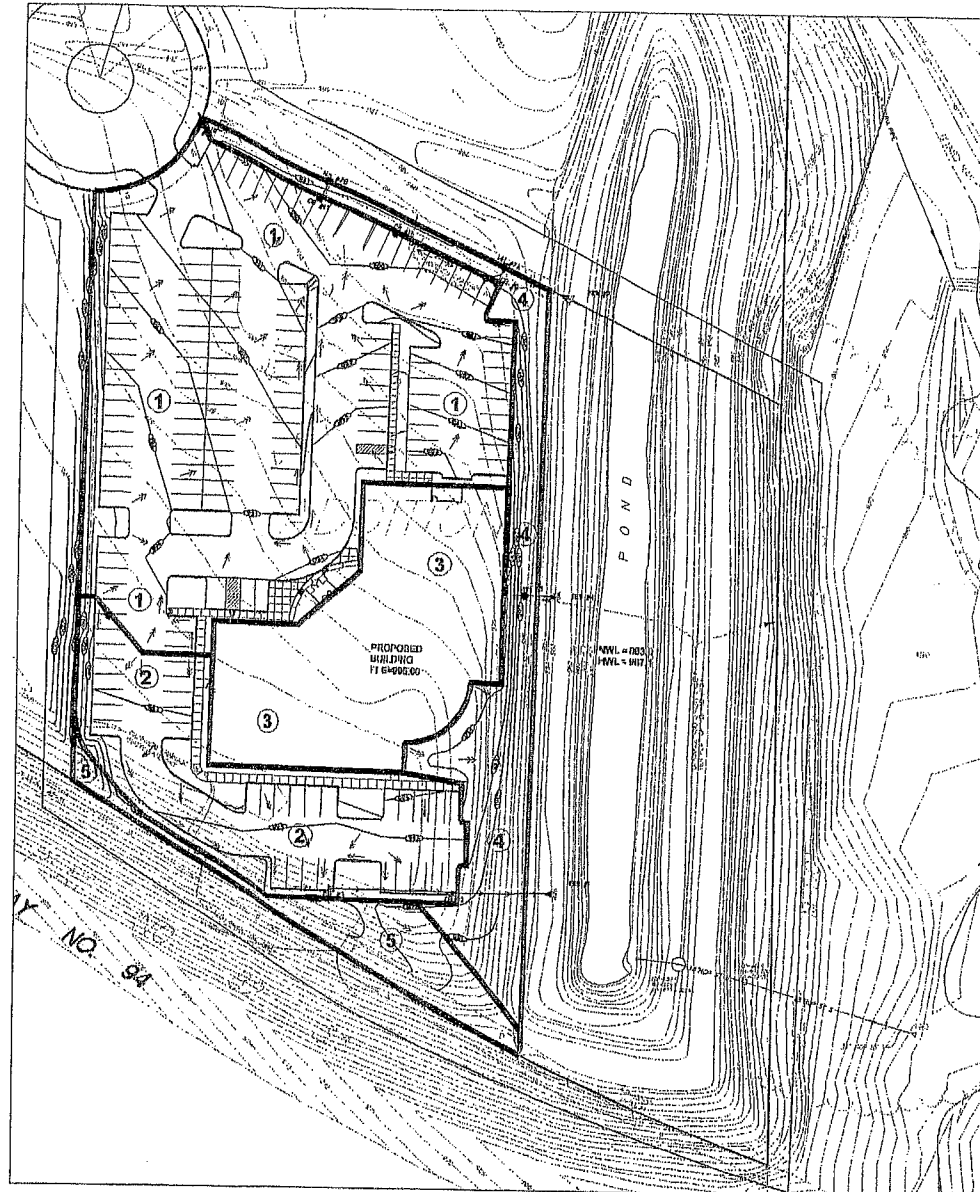


1 EXISTING CONDITIONS
C5.0 1" = 40'

EXISTING SITE				
DRAINAGE AREA NUMBER	IMPERVIOUS (ACRES)	PERVIOUS (ACRES)	TOTAL (ACRES)	Q out (CFS) Storm Event
1	0.00	2.31	2.31	0.16 1.10 3.34
2	0.00	0.32	0.32	0.04 0.34 0.60
TOTAL	0.00	2.63	2.63	0.19 1.53 4.22

NOTE:
THE CONTRACTOR MUST COMPLETE, SIGN, OBTAIN OWNER'S SIGNATURE, PAY FEE, AND SEND IN THE PROPER PERMIT APPLICATION.
THE CONTRACTOR MUST ALSO COMPLETE AND SIGN AND SEND IN OUR TEMPORARY WATER APPROPRIATION PERMIT. A PERMIT FEE MAY NOT BE REQUIRED.

AGENCY CONTACTS
CITY OF LAKE ELMO
PUBLIC WORKS DEPARTMENT
3800 LAFAYETTE AVE. N.
LAKE ELMO, MN 55042
PHONE: (651) 777-8510
MINNESOTA POLLUTION CONTROL AGENCY
630 LAFAYETTE ROAD
SAINT PAUL, MN 55105
PHONE: (651) 296-0330



2 PROPOSED CONDITIONS
C5.0 1" = 40'

PROPOSED SITE					
DRAINAGE AREA NUMBER	IMPERVIOUS (ACRES)	PERVIOUS (ACRES)	TOTAL (ACRES)	Q out (CFS) 2-yr	Q out (CFS) 10-yr
1	1.09	0.16	1.25	4.18	6.82
2	0.31	0.12	0.43	1.22	2.14
3	0.47	0	0.47	1.04	2.80
4	0	0.34	0.34	0.00	0.41
5	0	0.14	0.14	0.02	0.16
TOTAL	1.87	0.76	2.63	7.30	12.33

CONSTRUCTION ACTIVITY EROSION PREVENTION PRACTICES
THE AREA CAN REMAIN OPEN WHEN NOT ACTIVELY BEING WORKED
SLOPES STEEPER THAN 3:1 - 7 DAYS
SLOPES FLATTER THAN 3:1 - 14 DAYS
SLOPES FLATTER THAN 1:1 - 91 DAYS
TEMPORARY PROTECTION OR PERMANENT COVER MUST BE ON:
EXPOSED SOIL AREAS WITH A CONTINUOUS POSITIVE SLOPE WHEN 200 FEET OF A SURFACE WATER CREEK AND GUTTER
ANY STORM WATER CONVEYANCE SYSTEM ON SITE
STORM WATER MANAGEMENT POND SIDE SLOPES
PERMANENT DAMAGE SLOPE

POLLUTION PREVENTION MANAGEMENT MEASURES
SOLID WASTE DISPOSED PROPERLY, COMPLY WITH MPCA REQUIREMENTS
HAZARDOUS WASTE STORED (SECONDARY CONTAINMENT, RESTRICTED ACCESS) AND DISPOSED IN COMPLIANCE WITH MPCA REQUIREMENTS
EXTERNAL WASHING OF LIMITED, RAINOFF CONTAINED AND WASTE PROPERLY DISPOSED
NO ENGINE REPAIRS ALLOWED ON SITE

FINAL STABILIZATION
STABILIZATION BY UNIFORM PERENNIAL VEGETATIVE COVER (70% DENSITY) DRAINAGE DITCHES STABILIZED
ALL TEMPORARY WEATHERED AND SUBSIDIARY BMPs REMOVED
CLEAN OUT SEDIMENT FROM CONVEYANCE AND SEDIMENTATION BASINS (RETURN TO DESIGN CAPACITY)

SEDIMENT AND EROSION CONTROL MAINTENANCE
PERIMETER SEDIMENT CONTROL PRACTICES: WHEN SEDIMENT REACHED 1/3 THE HEIGHT OF THE BMP, THE SEDIMENT MUST BE REMOVED WITHIN 24 HOURS. IF PERIMETER SEDIMENT CONTROL HAS BEEN DAMAGED OR IS NOT FUNCTIONING PROPERLY, IT MUST BE REPAIRED AND/OR REPLACED WITHIN 24 HOURS. PERIMETER BMP MEASURES MAY INCLUDE SILT FENCING
CONSTRUCTION SITE VEHICLE EXIT LOCATIONS: ALL TRACKED SEDIMENT DIRT PAVED SURFACES MUST BE REMOVED WITHIN 24 HOURS OF DEPARTURE OR MORE FREQUENTLY IF REQUIRED BY CITY OR WATERBODIES
CONSTRUCTION SITE DOWNSIDE: SITE WATER DISCHARGE DUE TO SEDIMENTATION AND OPERATING SHALL BE MONITORED FOR SEDIMENTATION AND TREATED PRIOR TO DISCHARGE TO PUBLIC STORM SEWERS. TREATMENT OF SE-WATER DISCHARGE MAY BE ACCOMPLISHED BY GRAVITY BAG FILTRATION

INSPECTIONS
EXPOSED SOIL AREAS: ONCE EVERY 7 DAYS AND WITHIN 24 HOURS FOLLOWING A 1/2 INCH OVER 24-HOURS RAIN EVENT
STABILIZED AREAS: ONCE EVERY 30 DAYS
FROZEN DRAINAGE: AS SOON AS RAINFALL OCCURS OR PRIOR TO RESUMING CONSTRUCTION
RECORDS: A COPY OF THE GRADING AND WATERBODIES DATA & BMP PLANS AS WELL AS THE INSPECTION/MAINTENANCE LOGS ARE TO BE KEPT ON-SITE IN THE FIELD OFFICE, INSPECTOR'S VEHICLE OR CONTRACTOR'S VEHICLE

GRADING & SOILS
A GEOTECHNICAL EVALUATION OF THE SITE INDICATED THAT THE SURFACE SOILS CONSIST OF TOPSOIL AND POSSIBLE FILL OVER GLACIALLY-DEPOSITED SOILS
THE FILL GENERALLY CONSISTS OF SILT, SANDY SILT, CLAYEY SILT, AND CLAYEY SAND
THE GLACIALLY-DEPOSITED SOILS CONSIST OF SANDY LEAN CLAY, CLAYEY SILT, SILTY SAND, SILTY SAND, POORLY GRADED SAND WITH SILT AND POORLY GRADED SAND

BKBM
BOLAND KIRK BOLDEN & MCKINLEY
ARCHITECTS PLANNERS INTERIOR DESIGNERS
11223 Mill Creek Rd.
Leamond, KS 66211
913.783.3000
913.783.3003 fax

ACI BOLAND
ARCHITECTS PLANNERS INTERIOR DESIGNERS
11223 Mill Creek Rd.
Leamond, KS 66211
913.783.3000
913.783.3003 fax

UNITED PROPERTIES
EAGLE POINT BUSINESS PARK
LAKE ELMO, MINNESOTA

RASMUSSEN COLLEGE

Date: 05.17.2000
JOB NUMBER: 00550.00
Drawn By: DCC
Checked By: JLC
Inch(es):
Sheet: 1 of 1

C5.0
STORMWATER POLLUTION PREVENTION PLAN

6/18/06
[Signature]

Lake Elmo City Council June 20, 2006	Agenda Section: Planning, Land Use and Zoning	<u>No. 9 D.</u>
<u>Agenda Item:</u> CDBG – Cimarron Gas Service Project		
<p><u>Background Information for June 20, 2006:</u></p> <p>We have now been advised by Washington County that, given the non-response from three separate competitive bidding attempts, the City may proceed with “single source contracting” – subject to HUD approval of the single source contracts. This process will have City staff contacting one or more certified plumbers or pipe fitters to secure non-competitive proposals/contracts to complete the necessary work – much as we can (and sometimes will) do with professional services contracts. We anticipate breaking the 40+ unit Phase 1 package into smaller increments (perhaps 5 units) for each of these contracts to enable monitoring of the outcomes, and allowing for modifications to the process as we proceed.</p> <p>Washington County has advised that it is necessary for the City Council to make a finding that the normal competitive bidding process has resulted in no qualified bidders, and that single source contracting by staff on this contract is therefore authorized. We have attached a Resolution in that regard which staff recommends be adopted.</p>		
<p><u>Action items:</u></p> <p style="text-align: right;">061</p> <p>Motion to adopt Resolution #2006 – finding that no qualified bidders have responded to the Cimarron Gas Service Project competitive bidding process and authorizing City Staff to proceed with single source contracting for the project subject to Washington County and HUD approval.</p>	<p><u>Person responsible:</u></p> <p style="text-align: center;">City Planner</p>	
<p><u>Attachments:</u> 061</p> <p>1. Resolution #2006 – Authorizing single source contracting</p>	<p><u>Time Allocated:</u></p>	

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2006-061

A RESOLUTION AUTHORIZING SINGLE SOURCE CONTRACTING

WHEREAS, the City of Lake Elmo, under a Community Development Block Grant sub recipient contract with Washington County, has entered into a project to provide grant funding to income qualified homeowners in the Cimarron Manufactured Housing Neighborhood to replace gas service lines within individual manufactured housing units as a public health/safety initiative, and;

WHEREAS, in an effort to execute the project the City has solicited competitive bids from qualified plumbers and pipe fitters, consistent with State and HUD competitive bidding regulations on three separate occasions, March 25, 2005, March 10, 2006 and May 11, 2006; resulting in a single rejected bid on the first occasion and no bids on the other two subsequent occasions.

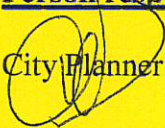
NOW, THEREFORE, BE IT RESOLVED, the Lake Elmo City Council finds the Cimarron Gas Service Project sufficiently specialized and unique as to require single source contracting, and this methodology is hereby authorized and directed subject to necessary approvals of Washington County and HUD.

ADOPTED, by the Lake Elmo City Council on June 20, 2006.

Dean A. Johnston, Mayor

ATTEST:

Martin J. Rafferty, City Administrator

Lake Elmo City Council June 20, 2006	Agenda Section: Planning, Land Use and Zoning	<u>No.</u> 9E
<u>Agenda Item:</u> Zoning Text Amendments – Performance Standards in the PF, LB, GB and BP Districts		
<p><u>Background Information for June 20, 2006:</u></p> <p>During the recent City Council discussion of the amendment of the PF district standards to incorporate the same architectural performance standards as those of the commercial zones Council Member Delapp suggested some clarification in the wording related to allowable exterior materials. Staff agreed that the suggested terms should be substituted, but also advised the Council that it would be best to insert the new terms in the standards of the LB, GB, and BP districts as well so all read identical.</p> <p>The attached ordinance amendments are intended to execute the strategy noted. The Planning Commission conducted a Public Hearing on these amendments on June 12, 2006, and unanimously recommends approval of all.</p>		
<p><u>Action items:</u></p> <p style="text-align: center;">172, 173, 174, 175</p> <p>Motion to adopt Ordinances #97-, 97-, 97- and 97- amending the architectural pperformance standards in the PF, LB, GB and BP zoning districts.</p>	<p><u>Person responsible:</u></p> <p>City Planner </p>	
<p><u>Attachments:</u></p> <ol style="list-style-type: none"> 1. Draft Amending Ordinances 2. Draft Planning Commission Minutes of June 12, 2006 	<p><u>Time Allocated:</u></p>	

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

ORDINANCE NO. 97-172

AN ORDINANCE AMENDING THE LAKE ELMO MUNICIPAL CODE RELATING TO
ARCHITECTURAL PERFORMANCE STANDARDS
IN THE PUBLIC FACILITIES ZONING DISTRICT.

The City Council hereby ordains that Section 300.07, Subdivision. 4.M.5.a.(3) of the Lake Elmo Municipal Code is hereby amended as follows:

3. Performance Standards – Primary Exterior Surfacing

The Primary Exterior Surfacing of structures shall be limited to natural brick, stone, or glass. Artificial or thin veneer brick or stone less than nominal 4" thick shall not qualify as complying with this performance standard.

Primary Exterior Surface shall be defined as not less than 70% of the sum of the area of all exterior walls of a structure nominally perpendicular to the ground. All parapet or mansard surfaces extending above the ceiling height of the structure shall be considered exterior surface for the purposes of this subdivision. Windows and glass doors shall be considered a primary surface, but the sum area of such glass shall be deducted from the wall area for purposes of the 70% Primary/30% Accent formulas of this section. Doors of any type of material, except glass, shall not be considered a primary exterior surface.

Each wall of the structure shall be calculated separately, and, individually comply with the 70/30 formula.

The City Council hereby ordains that Section 300.07, Subdivision. 4.M.5.a.(4) of the Lake Elmo Municipal Code is hereby amended as follows:

4. Performance Standard – Exterior Surfacing Accents

- i Cedar, Redwood, Wood Siding
- vii Architectural Metal Panels

This ordinance shall become effective upon its passage and publication according to law.

ADOPTED by the Lake Elmo City Council this 20th day of June, 2006.

Dean Johnston, Mayor

ATTEST:

Martin J. Rafferty, City Administrator

Published in the

Lake Elmo Leader

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

ORDINANCE NO. 97-173

AN ORDINANCE AMENDING THE LAKE ELMO MUNICIPAL CODE RELATING TO
ARCHITECTURAL PERFORMANCE STANDARDS
IN THE BUSINESS PARK ZONING DISTRICT.

The City Council hereby ordains that Section 300.07, Subdivision. 4.L.6.d.(3) of the Lake Elmo Municipal Code is hereby amended as follows:

3. Performance Standards – Primary Exterior Surfacing

The Primary Exterior Surfacing of structures shall be limited to natural brick, stone, or glass. Artificial or thin veneer brick or stone less than nominal 4" thick shall not qualify as complying with this performance standard.

Primary Exterior Surface shall be defined as not less than 70% of the sum of the area of all exterior walls of a structure nominally perpendicular to the ground. All parapet or mansard surfaces extending above the ceiling height of the structure shall be considered exterior surface for the purposes of this subdivision. Windows and glass doors shall be considered a primary surface, but the sum area of such glass shall be deducted from the wall area for purposes of the 70% Primary/30% Accent formulas of this section. Doors of any type of material, except glass, shall not be considered a primary exterior surface.

Each wall of the structure shall be calculated separately, and, individually comply with the 70/30 formula.

The City Council hereby ordains that Section 300.07, Subdivision. 4.L.6.e..(4) of the Lake Elmo Municipal Code is hereby amended as follows:

4. Performance Standard – Exterior Surfacing Accents

- i Cedar, Redwood, Wood Siding
- vii Architectural Metal Panels

This ordinance shall become effective upon its passage and publication according to law.

ADOPTED by the Lake Elmo City Council this 20th day of June, 2006.

Dean Johnston, Mayor

ATTEST:

Martin J. Rafferty, City Administrator

Published in the

Lake Elmo Leader

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

ORDINANCE NO. 97-174

AN ORDINANCE AMENDING THE LAKE ELMO MUNICIPAL CODE RELATING TO
ARCHITECTURAL PERFORMANCE STANDARDS
IN THE LIMITED BUSINESS ZONING DISTRICT.

The City Council hereby ordains that Section 300.07, Subdivision. 4.K.6.d.(3) of the Lake Elmo Municipal Code is hereby amended as follows:

3. Performance Standards – Primary Exterior Surfacing

The Primary Exterior Surfacing of structures shall be limited to natural brick, stone, or glass. Artificial or thin veneer brick or stone less than nominal 4" thick shall not qualify as complying with this performance standard.

Primary Exterior Surface shall be defined as not less than 70% of the sum of the area of all exterior walls of a structure nominally perpendicular to the ground. All parapet or mansard surfaces extending above the ceiling height of the structure shall be considered exterior surface for the purposes of this subdivision. Windows and glass doors shall be considered a primary surface, but the sum area of such glass shall be deducted from the wall area for purposes of the 70% Primary/30% Accent formulas of this section. Doors of any type of material, except glass, shall not be considered a primary exterior surface.

Each wall of the structure shall be calculated separately, and, individually comply with the 70/30 formula.

The City Council hereby ordains that Section 300.07, Subdivision. 4.K.6.e.(4) of the Lake Elmo Municipal Code is hereby amended as follows:

4. Performance Standard – Exterior Surfacing Accents

- i Cedar, Redwood, Wood Siding
- vii Architectural Metal Panels

This ordinance shall become effective upon its passage and publication according to law.

ADOPTED by the Lake Elmo City Council this 20th day of June, 2006.

Dean Johnston, Mayor

ATTEST:

Martin J. Rafferty, City Administrator

Published in the

Lake Elmo Leader

CITY OF LAKE ELMO
WASHINGTON COUNTY, MINNESOTA

ORDINANCE NO. 97-175

AN ORDINANCE AMENDING THE LAKE ELMO MUNICIPAL CODE RELATING TO
ARCHITECTURAL PERFORMANCE STANDARDS
IN THE GENERAL BUSINESS ZONING DISTRICT.

The City Council hereby ordains that Section 300.07, Subdivision. 4.H.4.d.(3) of the Lake Elmo Municipal Code is hereby amended as follows:

3. Performance Standards – Primary Exterior Surfacing

The Primary Exterior Surfacing of structures shall be limited to natural brick, stone, or glass. Artificial or **thin veneer brick or stone less than nominal 4" thick** shall not qualify as complying with this performance standard.

Primary Exterior Surface shall be defined as not less than 70% of the sum of the area of all exterior walls of a structure nominally perpendicular to the ground. All parapet or mansard surfaces extending above the ceiling height of the structure shall be considered exterior surface for the purposes of this subdivision. Windows and glass doors shall be considered a primary surface, but the sum area of such glass shall be deducted from the wall area for purposes of the 70% Primary/30% Accent formulas of this section. Doors of any type of material, except glass, shall not be considered a primary exterior surface.

Each wall of the structure shall be calculated separately, and, individually comply with the 70/30 formula.

The City Council hereby ordains that Section 300.07, Subdivision. 4.H.4.e.(4) of the Lake Elmo Municipal Code is hereby amended as follows:

4. Performance Standard – Exterior Surfacing Accents

- i Cedar, Redwood, Wood Siding
- vii Architectural Metal Panels

This ordinance shall become effective upon its passage and publication according to law.

ADOPTED by the Lake Elmo City Council this 20th day of June, 2006.

Dean Johnston, Mayor

ATTEST:

Martin J. Rafferty, City Administrator

Published in the

Lake Elmo Leader

Sharon Lumby

From: Kimberly Anez
Sent: Friday, June 16, 2006 9:15 AM
To: Sharon Lumby
Subject: Architectural Performance Standards

PUBLIC HEARING:

Zoning Text Amendments~Architectural Performance Standards

M/S/P, Roth/Ptacek to recommend modification of the Architectural Performance Standards in the commercial zoning districts to exclude artificial or thin veneer brick or stone less than nominal 4 inches thick as a primary exterior surfacing material, to include cedar or redwood wood siding and architectural metal panels as an exterior surface accent material. Vote: 8:1, Nay-Deziel, For numerous reasons he was opposed to the creation of these standards from the beginning.

:) *Kim*

Kimberly Anez
City of Lake Elmo

kim.anez@lakeelmo.org

Proposal for Procedure

To

Review Performance Appraisals

1. In the interest of ensuring fair and accurate assessment of performance, all performance appraisals will be reviewed and acknowledged by one management level above the author.
2. The management review is NOT intended to be an approval. The reviewer may add comments; however, the reviewer may not require changes.
3. In the cases where the reviewer is the City Council, only comments which have the approval the majority of the City Council may be added. These approved comments would become part of the performance appraisal.
4. In the cases where the reviewer is the City Council, the mayor would sign the performance appraisal after review by the City Council and after the approved comments have been added.

Performance Review Procedure
Counter Proposal – Rev. 06/05/2006

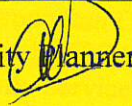
All City Employees:

At the conclusion of each performance appraisal, the City Administrator will report to the council the employee's name, position and overall performance rating.

City Administrator:

The City Council is responsible for the City Administrator's performance review using the assessment form designed by Brimeyer and Associates. Each council member (mayor included) is responsible for completing an assessment form. The City Attorney will oversee the process and approve the final performance review prior to presentation to the City Administrator.

1. The council will appoint one of its members to consolidate the individual assessment forms into a performance review spreadsheet so each council member can confirm the accuracy of his/her scores and comments.
2. Assessment forms from individual council members will NOT be distributed to anyone other than the appointed council member.
3. The council will meet to review and approve the final performance review. The final performance review shall contain:
 - An averaged score for each performance standard. *(I'd like to discuss how averaging can be skewed by one person's low or high scoring.)*
 - All council comments and suggestions for improvement and commendations.
4. A forum of the council will meet with the City Administrator to present the approved performance review.
5. The City Administrator may have one month from the meeting date to comment, accept or reject the results of the performance review. *(Is there a grievance process in the City Administrator's contract or way for him/her to have a reconsideration of an area or all of the results of a performance review?)*
6. At the conclusion of each year's performance review, the City Council will provide the City Administrator with written performance objectives and standards for the following year.
 - The council will review and approve by majority vote all new performance objectives and standards.
 - The City Administrator must agree to and sign off on the new objectives and standards. If the City Administrator does not agree with the objectives and standards, the City Administrator may present his/her case to the council for reconsideration with suggested changes.

Lake Elmo City Council June 20 , 2006	Agenda Section: Planning, Land Use and Zoning	<u>No.</u> 9A
<u>Agenda Item:</u> Village Area Planning Team – Subsequent Phase Work Plan		
<u>Background Information for June 20, 2006:</u> Staff has met with the Village Area Planning Team over the past 2 weeks provide guidance as to the format and content of the Team's proposal for forthcoming Village Area detail planning, coordination and project(s) execution efforts. The attached is the draft of the proposal that is current as of Friday, June 16 – still subject to revision. The Team will be available at the Council meeting to present and discuss this proposal.		
<u>Action items:</u> Motion(s) regarding content/format of the Village Area Planning Team's proposal for continuing services to the City.	<u>Person responsible:</u> City Planner 	
<u>Attachments:</u> 1. Draft Proposal	<u>Time Allocated:</u>	

Lake Elmo Old Village Master Plan
Phase Two Planning - Scope of Services Proposal (draft 3 – 6/16/6)

Task One – Complete the Master Plan

Purpose: verify and refine the Master Plan vision

Work Focus: continue inclusive process with participating stakeholders, Mayor/City Council, City Staff and agency representatives to specifically address the following:

- review and resolve major issues related to unit count, green space/buffer and type/quantity of amenities
- review and refine 'Old Village Improvements Fund', including project descriptions, detailed cost estimates and mechanisms to create, monitor and distribute these funds
- research and seek to organize an 'environmental foundation' to create and manage open space/green belt buffer
- create a multi-purpose Master Plan document that explains the vision, supports fundraising activities and serves as a guide for future decisions

Meetings: multiple meetings with Mayor/City Council, City Staff, Metropolitan Council, Allied Landowner Group, the Shiltgen's, existing business owners, local citizens, MPCA, TKDA, the MAC, the watershed district, Two Rivers Community Land Trust, Family Services organization, YMCA, MnDOT, Stillwater Area Hockey Association, potential funders and other participating stakeholders. (40 meetings total budgeted for this task)

Product: final Master Plan document including illustrative plan and supporting narrative

Time Frame: 12 weeks

Outcome: formal City Council adoption of the Master Plan

Task Two – Prepare Planning Tools

Purpose: clarify process, define priorities, determine specific roles and responsibilities, refine cost estimates, identify funding sources and outline next steps

Work Focus: provide planning and design documents needed to support the Master Plan vision; help define and initiate public/private partnerships; evaluate city 'needs versus wants' related to various components of the plan

Meetings: multiple meetings with Mayor/City Council, City Staff, Allied Landowner Group and other participating stakeholders. (30 meetings total budgeted for this task)

Products: we will either produce, or provide assistance to City Staff in their efforts to create the following documents and entities:

- Prepare Design/Development Guidelines (consultant will be primary author and lead)
- Prepare Comprehensive Plan Amendment (city staff will be primary author and lead)
- Revise Zoning Code and Regulations (city staff will be primary author and lead)
- Pursue Partnership/Development Agreements (consultant will facilitate this process)
- Establish Development Review Committee including review criteria and approval process (consultant will facilitate this process)
- Prepare Prioritized project list, Phasing Plan and detailed cost spread sheet (consultant will be primary author and lead)

Time Frame: 16 weeks

Outcome: formal City Council approval of various planning documents and entities, along with specific directives for project implementation

Fee Breakdown per Task (estimated)

Task One – Complete the Master Plan

1a - Review and resolve major issues related to unit count, green space/buffer and type/quantity of amenities	\$30,000 (40%)
1b - Review and refine 'Old Village Improvements Fund', including project descriptions, detailed cost estimates and mechanisms to create, monitor and distribute these funds	\$15,000 (20%)
1c - Research and seek to organize an 'environmental foundation' to create and manage open space/green belt buffer	\$ 7,500 (10%)
1d - Create a multi-purpose Master Plan document that explains the vision, supports fundraising activities and serves as a guide for future decisions	\$22,500 (30%)

Task Two – Prepare Planning Tools

2a - Prepare Design/Development Guidelines (consultant will be primary author and lead)	\$24,900 (30%)
2b - Prepare Comprehensive Plan Amendment (city staff will be primary author and lead)	\$ 8,300 (10%)
2c - Revise Zoning Code and Regulations (city staff will be primary author and lead)	\$ 8,300 (10%)
2d - Pursue Partnership/Development Agreements (consultant will facilitate this process)	\$12,450 (15%)
2e - Establish Development Review Committee including review criteria and approval process (consultant will facilitate this process)	\$12,450 (15%)
2f - Prepare Prioritized project list including Phasing Plan and detailed cost spread sheet (consultant will be primary author and lead)	\$16,600 (20%)

Total Fee for Task One and Task Two

\$158,000

